



# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON AUGUST 25, 2026

**CASE NO.** B-01-26Z-CDD

**REPORT DATE:** 2026-08-24

**APPLICANT:**

DDC Management, LLC  
3601 Rigby Rd., Suite 300  
Miamisburg, OH 45342

**PROPERTY OWNER:**

ZCM LLC  
20812 Camparia  
Porter Ranch, CA 91326

**PARCEL ID:**

PIN 032019G024

**ADDRESS OF REQUEST:**

100 Mount Holly Rd, Amelia, OH 45102

**REQUEST:**

Requesting to rezone one parcel (PIN 032019G024) consisting of +/- 17.93 acres from the "R-3" Multi-Family District to a "CDD" Coordinated Development District for the purpose of developing 69 dwelling units consisting of 34 duplexes and 1 single family residence with +/- 5.43 acres (30.3%) of open space at a density of +/- 3.85 dwelling units per acre.

**ZONING:**

The existing zoning for the subject property is "R-3" Multi-Family District. The surrounding properties consist of "A" Agricultural District, Residential "PD" Planned Development Districts, "B-2" General Business District, "E-R" Estate Residential District, and "R-1" Single-Family District. *See attached zoning map.*

Note: The County zoning map may show inaccuracies to what the Batavia Township Official Zoning Map has the property listed as.

**LAND USE:**

The subject property is adjacent or in proximity to the following land uses: 500 – Vacant Residential Land, 510 – Single Family Dwelling, 455 – Commercial Garages, 481 – Commercial Warehousing, 100 – Vacant Agricultural Land.

**HISTORY:**

No relevant history regarding previous zoning requests for the subject parcel.

## **CONTENTS OF REPORT:**

Attachment A: Township Application

Attachment B: Parcel Map

Attachment C: Zoning Map

Attachment D: Proposal Map

## **RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:**

Batavia Township Zoning Resolution Article 50 “Coordinated Development District” goes over the requirements for an application of a Coordinated Development (CD). This CD is residential and includes a large portion of natural open space (30.3%). This area is located adjacent to existing PD zoning districts, as well as Agricultural zoned land. The proposed development creates an open space buffer bordering each property with the exception of lots 29-32.

The Batavia Township Growth Policy Plan (2018) identifies this area as “Existing Neighborhood and Infill Area” which recommends residential land uses in this area. This proposal is residential in nature and also includes a significant portion of open space. Language from this section of the Growth Policy Plan is below:

### ***Existing Neighborhood And Infill Area:***

*The Existing Neighborhood and Infill Areas identify locations within the Township where existing subdivision-type residential development has occurred. This land use category also identifies Infill Areas, property adjacent to or in close proximity to existing subdivision-type neighborhoods. Future residential development in Batavia Township should be guided to the areas designated as Existing Neighborhood and Infill Area to take advantage of existing public services and roads to be compatible with the current subdivision pattern developing in these areas.*

*The Existing Neighborhood areas have developed based on a combination of residential zoning classifications over the years, and lot sizes vary. The predominant density of existing single family neighborhood development in these areas is generally between 2 and 3 lots per acre. There are locations within this land use area that include single family homes on parcels of land that are several acres in size, which are not within subdivisions. There are also some subdivisions that have developed with lot sizes larger than 1 acre under Agriculture District zoning regulations. However, the predominant development pattern in this concept area is subdivision-type neighborhoods.*

*This land use category includes some attached single family developments created as part of Planned Development zoning projects, and multiple family apartment developments, demonstrating that the residential density varies. There are several schools, churches and other public or institutional uses within these areas. Public water and sanitary sewer service is generally available within the areas designated for this land use category, although infrastructure improvements may be required to service future development.*

### **Future Development Policies**

- *Allow residential development that is consistent with the densities of existing neighborhoods in the planning area – generally 2 to 3 dwelling units per acre for single family detached development and 8 to 10 dwelling units per acre for multiple family or attached single family development in planned developments.*
- *Encourage use of planned development zoning regulations for residential development within the Existing Neighborhood and Infill Areas. The use of planned development regulations provide an opportunity to achieve superior site design within neighborhoods, while potentially protecting stream corridors, steep slope areas, and other sensitive terrain as part of protected open space*

- within the neighborhood. The quality of the design, the amenities offered by the project, the amount and location of open space, and the protection of sensitive areas are all important elements for consideration when the Township evaluates planned development requests, and can be instrumental features when determining appropriate density levels.*
- *Allow nonresidential uses that are compatible with neighborhood development, such as schools, churches and similar institutional uses.*
  - *Encourage development of a hike/bike trail system to coordinate access between neighborhoods and community facilities, and to integrate with neighborhood pedestrian walkways.*
  - *Require traffic impact studies in conjunction with the County Engineer's Office for proposed development to identify proposed improvements that may be required to mitigate the impacts of proposed development.*
  - *Encourage dedication of land for future park and recreational uses.*

The proposed CD is in alignment with the Batavia Township Growth Policy Plan. The residential and open space land is compatible with surrounding land uses.

## **A SEGMENT OF THE BATAVIA TOWNSHIP ZONING RESOLUTION:**

### ***Batavia Township Zoning Resolution***

#### ***Article 50: Coordinated Development District***

##### ***50.01 PURPOSE***

*The purpose of the Coordinated Development District (CDD) is to provide a structured zoning framework for the review and development of projects that, due to their size, complexity, mix of uses, or phasing, require a coordinated planning approach that cannot be adequately addressed through conventional zoning districts.*

*The CDD is intended to balance flexibility with accountability by allowing limited and clearly defined modifications to standard zoning requirements when such modifications result in demonstrably superior development outcomes consistent with the long-term interests of Batavia Township.*

*The Coordinated Development District is intended to encourage high-quality site design that preserves natural features and promotes neighborhood patterns that enhance community character. The Coordinated Development District may include development patterns that emphasize conservation design principles, including clustering of development, preservation of natural features, and permanent open space, where such approaches are consistent with the objectives of this Article and the Batavia Township Growth Policy Plan.*

*The CDD is not intended to function as a default zoning classification, nor as a mechanism to avoid or replace the conventional zoning districts of the Batavia Township Zoning Resolution. Approval of a CDD shall be based on the specific characteristics of the site and proposal, and on a determination that coordinated review is necessary to ensure compatibility, infrastructure capacity, and orderly growth.*

*The CDD is intended to provide flexibility in site design while maintaining clear standards and expectations for development review.*

## **SITE ACCESS:**

Access is currently located via the main entrance off of Mount Holly Road near the northern border of the land and a road circulates within the subdivision and proposes a future ingress/egress point towards parcel 032019K028.

**DEVELOPMENT CHARACTER:**

The proposed development is for a 69 dwelling unit residential subdivision with a large portion of open space as part of the development. This proposal is in alignment with the Batavia Township Growth Management Plan and Zoning Resolution. The surrounding area is residential, commercial, and agricultural and includes lots of varying sizes. The overall size of the parcel is +/-17.93 acres, and the proposed density is total density is 3.85 dwelling units per acre. There is proposed landscaping within the subdivision as well as the natural open space.

**AGENCY REVIEW AND NOTIFICATION:**

| AGENCY                                      | REFERRAL SENT | COMMENTS RECEIVED |
|---------------------------------------------|---------------|-------------------|
| Township ( <i>Fire/EMS/Service</i> )        |               |                   |
| Community and Economic Development (CED)    | X             | X                 |
| Engineer's Office (CCEO)                    | X             | X                 |
| Water Resources Department (WRD)            | X             |                   |
| Water Management & Sediment Control (WMSC)  | X             | X                 |
| Soil and Water Conservation District (SWCD) | X             |                   |
| Ohio Department of Transportation (ODOT)    |               |                   |
| School District                             |               |                   |

**REFERRAL AGENCIES' COMMENTS:****Community and Economic Development Comments:**

1. A Concept Plan and Design Plan application will need to be submitted in order for any subdivision of the property.

**Engineer's Office Comments:**

1. A Thirty (30) Foot Half Right-of-Way needs to be provided along Mt. Holly Road.
2. The geometry of Road 'B' needs to be revised. Public Roads must terminate at a Cul-De-Sac.
3. The Geometry/Angle of the Knuckle at the end of Road 'A' needs to be adjusted. Clermont County Subdivision Street Design and Construction Standards state:  
 "Knuckles may be used to turn a street 90° and have the same minimum radius requirements as the cul-de-sac. Even though it turns 90°, it is the same street and does not change street names nor does it need a stop sign."

**Water Resources Department Comments:**

- No comments currently. They have capacity for water and sewer.

**Water Management & Sediment Control Comments:**

1. Governing Agencies. Under the Governing Agencies list, Stormwater should be identified as:  
Clermont County Permit Central/Building Inspection Department – WMSC Division
2. Project Location and Parcel Identification: I am not seeing the exact location/address of the proposed development or the parcel number(s) associated with the project. Please provide this information on the plans for proper project identification and reference.

**STAFF ANALYSIS:**

Following a comprehensive analysis, staff has evaluated Batavia Township Zoning Map Amendment Case B-01-26Z-CDD and its request to rezone one parcel (PIN 032019G024) consisting of +/- 17.93 acres from the “R-3” Multi-Family District to a “CDD” Coordinated Development District for the purpose of developing 69 dwelling units consisting of 34 duplexes and 1 single family residence with +/- 5.43 acres (30.3%) of open space at a density of +/- 3.85 dwelling units per acre.

The existing zoning, “R-3” Multi-Family Residential District would permit up to eight (8) dwelling units per acre. The proposed development substantially reduces this number to 3.85 dwelling units per acre. The application is in alignment with the surrounding land uses and Batavia Township Growth Policy Plan. The area is residential, commercial, and agricultural, and the proposed development will be compatible with the surrounding land with the inclusion of a large open space area. The PD application meets the objectives for planned developments as stated in Article 50 of the Batavia Township Zoning Resolution.

**STAFF RECOMMENDATION:**

Based on the staff analysis in the following report, the following motion is recommended, **APPROVAL WITH CONDITIONS** of Batavia Township Zoning Map Amendment Case B-01-26Z-CDD and its request to rezone one parcel (PIN 032019G024) consisting of +/- 17.93 acres from the “R-3” Multi-Family District to a “CDD” Coordinated Development District for the purpose of developing 69 dwelling units consisting of 34 duplexes and 1 single family residence with +/- 5.43 acres (30.3%) of open space at a density of +/- 3.85 dwelling units per acre.

1. Any future development of the site must comply with any and all regulations from Clermont County, Batavia Township, the State of Ohio, or any other applicable agency.
2. A Concept Plan and Design Plan shall be required to be applied for to Clermont County.



**BATAVIA TOWNSHIP  
PLANNING & ZONING DEPARTMENT**

1535 Clough Pike, Batavia, Ohio 45103

(513) 732-3888

SUBMITTAL DATE 7-31-26

CASE REVIEW NO. B-01-262-CDD

RESOLUTION NO. \_\_\_\_\_

RECEIVED BY JC

FEE \$ 3000

**APPLICATION FOR COORDINATED DEVELOPMENT DISTRICT (CDD)  
ZONING MAP AMENDMENT AND PRELIMINARY DEVELOPMENT PLAN**

Use this application for the establishment, amendment, or major modification of a Coordinated Development District (CDD). The applicant shall provide complete written and graphic materials demonstrating that the proposal satisfies the intent, standards, procedures, and review criteria of Article 50 of the Batavia Township Zoning Resolution, together with all other applicable Township and subdivision requirements.

This packet includes the application forms and a comprehensive checklist of the required general, written, and graphic materials for a CDD Preliminary Development Plan. A submission will not be accepted for processing until the Director of Planning & Zoning determines that the application is complete. A determination of completeness does not guarantee approval.

The filing date is established only after Township staff has reviewed the submitted materials and confirmed that the packet satisfies the requirements of this application. After the applicable submittal deadline, the applicant may not revise the submitted materials unless specifically requested or authorized by Township staff, the Clermont County Planning Commission, the Zoning Commission, or the Board of Trustees.

**CLOSING DATES AND TENTATIVE SCHEDULE OF HEARINGS**

Township Pre-Application Meeting Date: \_\_\_\_\_

Township Zoning Department Closing Date: 8-3-26

Clermont County Planning Commission Meeting Date: 8-25-26

Township Zoning Commission Hearing Date: 9-10-26

Township Board of Trustees Hearing Date: TBT



**APPLICANT INFORMATION**

**Applicant's Name/Firm** DDC Management, LLC **Phone** 937-401-3885

**Applicant's Mailing Address**

3601 Rigby Road, Suite 300, Miamisburg, Ohio 45342

**Primary Contact's Name** Jon Bills **Phone** 937-401-3885

**Email Address**

jon.bills@ddcmgmt.com

\* The applicant is responsible for all professional review fees that exceed the initial application filing fee or retainer.

\*\* If the applicant is not the property owner, the owner must execute the notarized Property Owner Affidavit/Consent included in this packet.

**ENGINEER / CONSULTANT INFORMATION**

**Engineer/Consultant Name/Firm** CESO Inc. **Phone** 937-435-8584

**Mailing Address**

3601 Rigby Road, Suite 300, Miamisburg, Ohio 45342

**Primary Contact's Name** Kelly Schwieterman **Phone** 937-435-8584

**Email Address**

Kelly.Schwieterman@cesoinc.com

**PROPERTY INFORMATION**

**Property Address/Location**

100 Mount Holly Road

**Owner's Name** ZCM LLC **Phone** \_\_\_\_\_

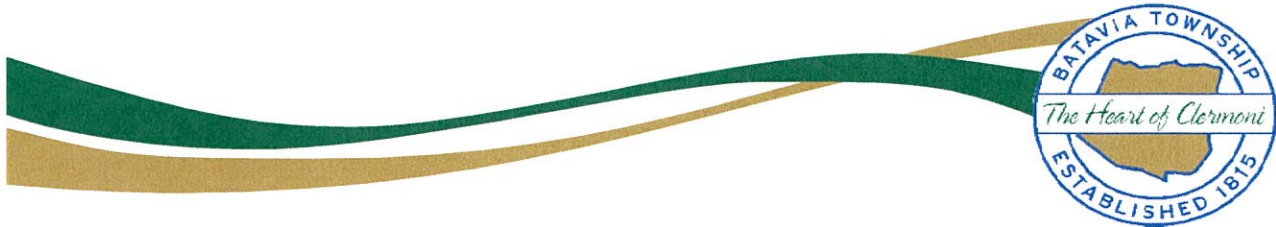
**Owner's Tax Mailing Address**

20812 CAMPARIA PORTER RANCH CA 91326

**Parcel No.(s)**

032019G024

|                        |              |                                       |            |
|------------------------|--------------|---------------------------------------|------------|
| <b>Total Acreage</b>   | <u>17.93</u> | <b>Existing Zoning</b>                | <u>R3</u>  |
| <b>Proposed Zoning</b> | <u>CDD</u>   | <b>Applicable Overlay District(s)</b> | <u>N/A</u> |



## **PROJECT SUMMARY AND SUPPORTING INFORMATION**

Has this proposed CDD been discussed with Township staff?

YES ☒ NO ☐

Date of required Pre-Application Meeting(s):

6/23/2026

Request Type: ☐ New CDD ☐ Minor Modification ☐ Major Modification

If Minor Modification or Major Modification,

previous case no.: N/A

Is the entire property included in the proposed CDD?

YES ☒ NO ☐

If no, acreage proposed to be rezoned:

N/A

Is any portion of the property located within an adjoining township or municipality?

YES ☐ NO ☒

| Existing Land Use             | Undeveloped   | Proposed Land Use                       | 100% Residential                          |
|-------------------------------|---------------|-----------------------------------------|-------------------------------------------|
| Total Gross Acreage           | 17.93         | Net Development Acreage                 | 17.93                                     |
| Proposed Dwelling Units       | 69            | Gross / Net Density                     | 3.85 DUA                                  |
| Nonresidential Square Footage | 0             | Open Space Acreage / % Active & Passive | 30.3% (25.2% Active, 74.8% Passive)       |
| Number of Phases              | 2             | Estimated Build-Out                     | 3 years                                   |
| Water Provider                | Tate-Monroe   | Sanitary Sewer Provider                 | Clermont County Water Resource Department |
| School District               | West Clermont | Fire / EMS District                     | Central Joint Fire-EMS District           |

Traffic impact analysis submitted?

YES ☒ NO ☐ If no, attach a letter explaining why one is not required.

**Brief Project Summary:** Attach a concise narrative describing the overall vision of the project, the proposed development pattern and land-use or housing mix, expected phasing, anticipated public and private improvements, and how the proposal differs from development under conventional zoning and subdivision standards.

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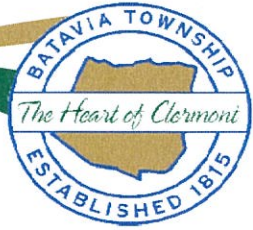
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### **Brief Project Summary:**

The proposed development consists of a coordinated residential community on approximately 17.9 acres at 100 Mount Holly Road. The plan includes 69 dwelling units within 34 duplex buildings and one single-family dwelling, resulting in a density of approximately 3.85 dwelling units per acre. While the proposed CDD requests flexibility from certain dimensional standards, the overall density remains well below the 8 dwelling units per gross acre permitted within the R-3 District. The development preserves approximately 5.43 acres (30.3%) of the site as open space. Public and private improvements will include new roadways, utilities, stormwater management facilities, landscaping, and permanent open space areas. Development may occur in phases, with each phase designed to function independently with the necessary infrastructure and access.

The proposed Coordinated Development District differs from conventional zoning by utilizing a coordinated master-planned approach that allows flexibility in lot layout and design standards to cluster development, preserve over 30% of the site as open space, and provide integrated infrastructure and stormwater management across the entire property.



## **REQUIRED CDD FINDINGS NARRATIVE**

Submit a separate narrative statement addressing each topic below. Organize the narrative by item number and clearly identify the supporting plans, tables, studies, or agency correspondence included in the application.

| <b>No.</b> | <b>Required Narrative Topic</b>                                                                                                                                          | <b>Included</b>                                                        |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| 1          | Consistency with the Batavia Township Growth Policy Plan and other adopted Township plans or policies.                                                                   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 2          | Relationship to surrounding zoning, the existing development pattern, and the neighborhood or rural context.                                                             | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 3          | Coordinated site design, including internal organization, block or lot arrangement, building placement, and relationship to natural features.                            | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 4          | Housing diversity, lot pattern, or land-use arrangement, where applicable, and why the proposed pattern is appropriate for the site.                                     | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 5          | Quality and usability of open space; preservation of mature trees, woodlands, drainageways, and other environmental resources; and long-term protection and maintenance. | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 6          | Perimeter treatment, transitions, buffering, roadway-edge character, and compatibility with adjoining lower-intensity areas.                                             | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 7          | Vehicular access, emergency access, internal circulation, pedestrian connectivity, and relationship to the surrounding roadway network.                                  | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 8          | Availability and adequacy of utilities, stormwater management, drainage, and public services to support the proposed development.                                        | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 9          | Phasing, implementation feasibility, ownership and maintenance responsibilities, and long-term management of common improvements.                                        | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 10         | Requested flexibility from conventional zoning or subdivision standards and why each departure produces an equal or better overall development outcome.                  | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 11         | Public benefit or superior coordinated-development outcome compared with what could reasonably occur under conventional zoning.                                          | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No |



## **REQUESTED FLEXIBILITY / DEVIATION TABLE**

List every requested departure from a conventional zoning or subdivision standard. Attach additional pages when needed. Each request must identify the controlling standard and explain how the proposed alternative advances the purpose of the CDD and results in an equal or better development outcome.

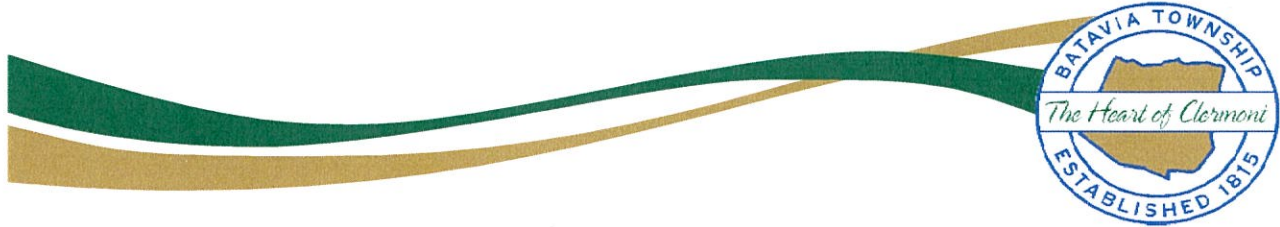
| <b>Standard / Code Reference</b>                      | <b>Growth Policy Reference</b> | <b>Requested Alternative</b> | <b>Justification / Superior Outcome</b> |
|-------------------------------------------------------|--------------------------------|------------------------------|-----------------------------------------|
| Reference Narrative: 2.6: FLEXIBILITY/DEVIATION TABLE |                                |                              |                                         |
|                                                       |                                |                              |                                         |
|                                                       |                                |                              |                                         |
|                                                       |                                |                              |                                         |

## **COORDINATED AGENCY REVIEW**

The applicant is expected to coordinate the proposal with applicable reviewing agencies before formal submission and to include available comments, capacity information, or correspondence with the application.

| <b>Agency / Department</b>                                                    | <b>Contacted</b>                                                    | <b>Comments or Correspondence Attached</b>                                                       |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Clermont County Planning Commission                                           | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| Clermont County Engineer's Office or Ohio Department of Transportation (ODOT) | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| Clermont County Water Resources Department                                    | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| Clermont Soil & Water Conservation District                                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| Applicable Fire / EMS District                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| Other Applicable Reviewing Agency                                             | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |

Reference Coordinated  
Agency Review Summary



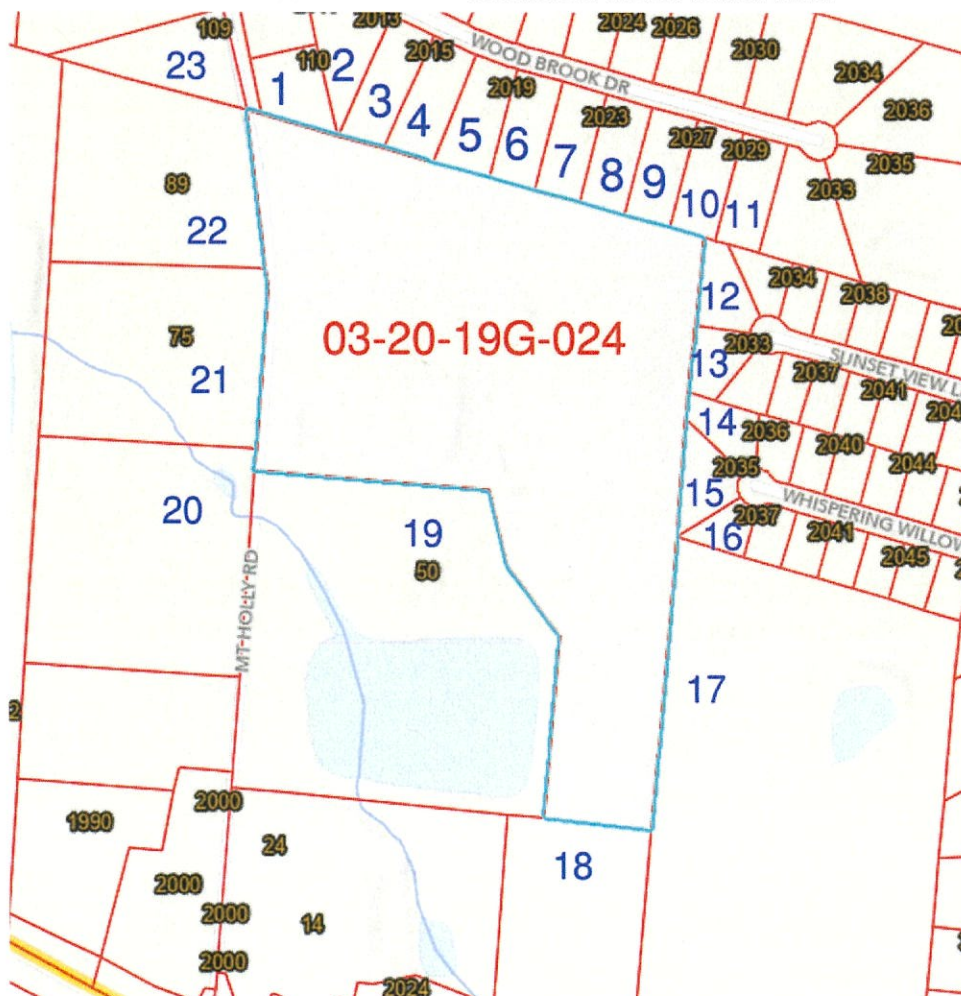
### **ADJACENT PROPERTY OWNERS**

According to the current records of the Clermont County Auditor, identify all property owners required to receive notice under the Ohio Revised Code and the Batavia Township Zoning Resolution, including owners of properties contiguous to and directly across the street from the parcel(s) proposed for rezoning.

For each owner, provide the owner's name, tax mailing address, and parcel identification number. Attach additional pages as necessary.

| Owner(s) Name | Tax Mailing Address | Parcel Number |
|---------------|---------------------|---------------|
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| Map ID | Owner(s) Name                            | Tax Mailing Address                         | Parcel Number |
|--------|------------------------------------------|---------------------------------------------|---------------|
| 1      | BROWN ERIK D & NICOLE M                  | 110 MT HOLLY RD AMELIA OH 45102             | 032019G240    |
| 2      | MOORE JAMES C & FREDWEST JENNIFER        | 2013 WOOD BROOK DR AMELIA OH 45102          | 032019G242    |
| 3      | MORRISSEY MICHAEL W & PEGGY J            | 2015 WOOD BROOK DR AMELIA OH 45102          | 032019G243    |
| 4      | TH PROPERTY OWNER I LLC                  | 780 3RD AVE RM 1500 NEW YORK NY 10017-2172  | 032019G244    |
| 5      | FENDE NATHAN J & KIMBERLEY D TRUSTEES    | 2019 WOOD BROOK CT AMELIA OH 45102          | 032019G245    |
| 6      | DEWALD MICHAEL W & MARILYN K             | 2021 WOOD BROOK DR AMELIA OH 45102          | 032019G246    |
| 7      | FISCHER BRIAN S & JILL A                 | 2023 WOOD BROOK DRIVE AMELIA OH 45102       | 032019G247    |
| 8      | BAYER CARRIE & TROST JOSHUA LEE          | 2025 WOOD BROOK DR AMELIA OH 45102          | 032019G248    |
| 9      | ENGLEMAN LARRY & RUTH ANN                | 2027 WOOD BROOK DR AMELIA OH 45102          | 032019G249    |
| 10     | SAXTON DENNIS L & ANNE K                 | 2029 WOODBROOK DR AMELIA OH 45102           | 032019G250    |
| 11     | THORNBERRY LESTER & SUSAN                | 2031 WOOD BROOK DR AMELIA OH 45102          | 032019G251    |
| 12     | YOUNG JAMES C JR                         | 2032 SUNSET VIEW LANE AMELIA OH 45102       | 032019J251    |
| 13     | BAECHLE PAUL S                           | 2033 SUNSET VIEW LN AMELIA OH 45102         | 032019J250    |
| 14     | GROSSMAN JERRY L JR                      | 2036 WHISPERING WILLOW LN AMELIA OH 45102   | 032019J234    |
| 15     | OSBORN JENNA M & KRISTEN                 | 2035 WHISPERING WILLOW LANE AMELIA OH 45102 | 032019J233    |
| 16     | THOMAS TROY D & HEATHER N                | 2037 WHISPERING WILLOW LN AMELIA OH 45102   | 032019J232    |
| 17     | SCOTT JAMES D                            | 1026 SODOM ROAD HAMERSVILLE OH 45130        | 032019K028    |
| 18     | KELLERMAN & KELLERMAN PROPERTIES LIMITED | 2028 ST RT 125 AMELIA OH 45102              | 032019G233    |
| 19     | PATEL CHANDRIKABEN S & SURESHBHAIK K     | 50 MOUNT HOLLY ROAD AMELIA OH 45102         | 032019G206    |
| 20     | KELLERMAN THOMAS A & VALERIE SUE         | 1990 ST RT 125 AMELIA OH 45102              | 032019G239    |
| 21     | KELLERMAN THOMAS A & VALERIE SUE         | 1990 ST RT 125 AMELIA OH 45102              | 032019G148    |
| 22     | BIEDENHARN B JEFF                        | 89 MT HOLLY RD AMELIA OH 45102              | 032019G238    |
| 23     | COLYER RONALD S & CHRISTINE M            | 109 MT HOLLY ROAD AMELIA OH 45102           | 034518.011A   |





**AFFIDAVIT – PROPERTY OWNER CONSENT**

**PROPERTY OWNER**

I/We, Chun ya Cheung, certify that I/we are the sole legal owner(s) of the real estate subject to this zoning application. I/We hereby consent to the filing, review, and processing of an application for a Coordinated Development District (CDD) Zoning Map Amendment and Preliminary Development Plan for the subject property.

I/We understand that this application will be processed in accordance with Article 50 of the Batavia Township Zoning Resolution and all other applicable Township, county, state, subdivision, engineering, utility, and environmental requirements. I/We agree to comply with all applicable conditions and stipulations imposed by the Batavia Township Board of Trustees in connection with the approval of the CDD and Preliminary Development Plan.

All statements made and all materials submitted with this application are true and correct to the best of my/our knowledge and belief.

**Note: If the property is owned by a Limited Liability Company (LLC), corporation, partnership, trust, or other legal entity, documentation shall be included identifying the authorized signatory.**

**PROPERTY OWNER**

Chun ya Cheung  
Print Name

[Signature]  
Signature

State of Ohio, County of Clermont

Subscribed and sworn before me this 28th day of July, 2026

Notary Public Signature Kevin D. Price

My Commission Expires: 10/18/2030





**AFFIDAVIT – APPLICANT / DEVELOPER**

**APPLICANT / DEVELOPER**

I/We, Jonathan Bills, the undersigned applicant and/or developer, request that the Batavia Township Zoning Commission consider and recommend action on the proposed Coordinated Development District (CDD) Zoning Map Amendment and Preliminary Development Plan for the property identified in this application.

I/We certify that I/we have obtained the consent of the legal property owner(s) to submit this application and pursue the requested zoning amendment and associated development plan. I/We understand that the application will be reviewed under Article 50 of the Batavia Township Zoning Resolution and all other applicable regulations.

I/We agree to comply with all applicable requirements, conditions, and stipulations imposed by the Batavia Township Board of Trustees. I/We affirm that all statements and materials submitted with this application are true and correct to the best of my/our knowledge and belief.

I/We further agree to be responsible for all professional review fees incurred by Batavia Township that exceed the initial application fee or retainer, including planning, legal, engineering, or other specialized review expenses associated with the application.

**Note: If the applicant or developer is a Limited Liability Company (LLC), corporation, partnership, trust, or other legal entity, documentation shall be included identifying the authorized signatory.**

**APPLICANT / DEVELOPER**

Jonathan Bills  
\_\_\_\_\_  
Print Name

[Signature]  
\_\_\_\_\_  
Signature

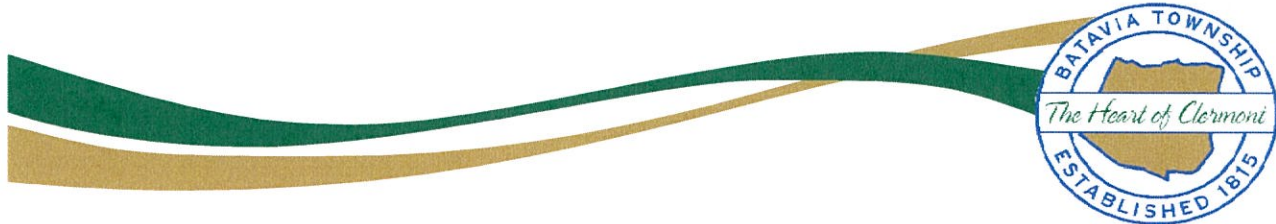
State of Ohio, County of Martinsburg  
Subscribed and sworn before me this 24 day of July, 20 24.

Notary Public Signature Tanya L. Jackson  
\_\_\_\_\_

My Commission Expires: 4-27-2030



**Tanya L. Jackson**  
Notary Public, State of Ohio  
Commission #2015-RE-527434  
My Commission Expires 04-27-2030



**BATAVIA TOWNSHIP**  
**PLANNING & ZONING DEPARTMENT**  
 1535 Clough Pike, Batavia, Ohio 45103  
 (513) 732-3888 TCorbett@BataviaTownship.org

**SUBMISSION REQUIREMENTS AND INSTRUCTIONS FOR**  
**COORDINATED DEVELOPMENT DISTRICT (CDD) AND PRELIMINARY**  
**DEVELOPMENT PLAN**

An application for a CDD Zoning Map Amendment and Preliminary Development Plan shall comply with the requirements and procedures of Article 50 of the Batavia Township Zoning Resolution. The CDD is intended to provide a coordinated framework for development while allowing carefully justified flexibility from conventional zoning and subdivision standards.

This packet includes application forms and a checklist of general, written, and graphic requirements. It shall be used for the establishment of a new CDD and for amendments or major modifications to an approved CDD Preliminary Development Plan. All required information shall be submitted in a complete and legible form before the application will be accepted for processing.

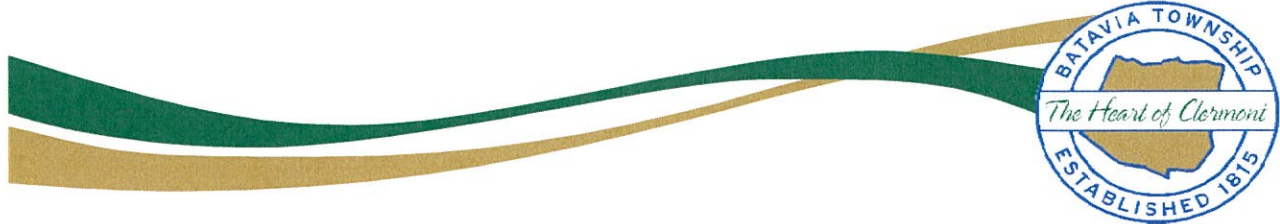
The filing date is the date on which the Director of Planning & Zoning determines that the application is complete. Applications should be submitted sufficiently in advance of the formal deadline to allow staff to identify omissions or corrections. After the deadline, revisions may be accepted only when specifically requested or authorized by the reviewing bodies.

**CLOSING DATES AND TENTATIVE MONTHLY SCHEDULE OF HEARINGS**

*\* Scheduling is subject to change because of holidays, special meetings, or other circumstances.*

| <b>Township Submittal<br/>Deadline</b> | <b>County Planning<br/>Commission Meeting</b> | <b>Township Zoning<br/>Commission Hearing</b> | <b>Board of Trustees<br/>Hearing</b> |
|----------------------------------------|-----------------------------------------------|-----------------------------------------------|--------------------------------------|
| 1st Business Day of the<br>Month       | Typically 4th Tuesday                         | Typically 2nd Thursday                        | Typically 1st Tuesday                |

*\*\* The preliminary review process generally requires approximately three months, but the schedule may be longer depending on completeness, continuances, revisions, or agency review.*



**SUBMISSION REQUIREMENTS FOR**  
**CDD ZONING MAP AMENDMENT AND PRELIMINARY DEVELOPMENT**  
**PLAN**  
**BATAVIA TOWNSHIP**

| FOR TOWNSHIP USE ONLY |                |
|-----------------------|----------------|
| CASE:                 | DATE RECEIVED: |
| FEE RECEIPT #         | RECEIVED BY:   |

**PLEASE READ AND CHECK ALL INSTRUCTIONS**

**1. GENERAL REQUIREMENTS**

- ☒ 1.1 **Required Pre-Application Meeting:** (Date: 6/23/26 Time: 9 AM)

Before filing a formal application, the applicant shall meet with the Planning & Zoning Department and the Township's planning consultant to discuss the project concept, Article 50 requirements, the preliminary development plan, agency coordination, and the review process. The applicant or an authorized representative shall attend. Staff comments at the pre-application stage are advisory and do not constitute approval or a guarantee of a recommendation.

- ☒ 1.2 **Submission Closing Date:** (Date: 7/31/2026 Time: 3 PM)

The complete application packet shall be submitted to the Director of Planning & Zoning in accordance with the current filing schedule. Incomplete or inaccurate applications will not be accepted for processing or scheduled for hearing. Applicants are strongly encouraged to provide a review draft before the deadline. After the deadline, changes may be made only when requested or authorized by Township staff or a reviewing body.

- ☒ 1.3 **Application Fee and Professional Review Retainer:** Check provided

Submit the fee and any required professional review retainer established by the current Batavia Township Fee Schedule. Checks shall be payable to Batavia Township. The applicant is responsible for professional review expenses that exceed the initial retainer. Any unused portion of a refundable retainer will be returned after all review expenses are reconciled. Outstanding review invoices shall be paid before subsequent approvals or applications are processed.

- ☒ 1.4 **Coordinated Agency Review:**

Before formal submission, the applicant shall contact and coordinate with all applicable county, state, utility, emergency-service, and regulatory agencies. The application shall include available preliminary comments or correspondence relevant to roads, access, subdivision design, sanitary sewer, water, stormwater, drainage, environmental resources, fire/FMS service, and other public facilities. Reference Coordinated Agency Review Summary

- ☒ 1.5 **Required Copies and Electronic Submission:**

Submit the number and size of paper plan sets specified by the Planning & Zoning Department, together with a complete electronic PDF application and plan set. Electronic files shall be legible, properly oriented, and named to clearly identify the contents. Township staff may require additional paper or electronic copies for reviewing agencies or public hearings.



## 2. WRITTEN REQUIREMENTS

### ☒ 2.1 **Metes and Bounds Description:**

Submit the following on 8½-inch by 11-inch paper:

- ☒ a. A metes and bounds description of the subject property or portion proposed for rezoning.
- ☒ b. The area of the subject property in acres and square feet.
- ☒ c. A certification signed by a registered surveyor stating that the legal description is complete and accurate.

### ☒ 2.2 **Property Deed or Evidence of Control:** Redacted purchase agreement attached

Submit a current deed as filed with the Clermont County Recorder or other documentation demonstrating the applicant's legal control of the property.

### ☒ 2.3 **Completed Application and Affidavits:**

Submit the completed application form and the original notarized Property Owner and Applicant/Developer affidavits. Provide documentation of signatory authority for an LLC, corporation, partnership, trust, or other legal entity.

### ☒ 2.4 **Adjacent Property Owners List:**

Submit the completed Township form identifying all property owners entitled to notice under applicable law and the Batavia Township Zoning Resolution.

### ☒ 2.5 **CDD Findings Narrative:**

Submit a narrative organized by item number addressing all eleven CDD findings topics listed in this application. Each response shall cite the corresponding plans, tables, studies, or agency comments that support the applicant's statement.

### ☒ 2.6 **Requested Flexibility / Deviation Table:**

Identify every requested departure from a conventional zoning or subdivision standard, including the code reference, conventional requirement, proposed alternative, and explanation of the equal or superior coordinated-development outcome.

### ☒ 2.7 **Open Space and Environmental Resource Statement:**

Provide open-space acreage and percentage calculations, a description of active and passive open-space areas, accessibility and usability, treatment of mature trees, woodlands, drainageways and other natural resources, and the proposed ownership and long-term maintenance method.

### ☒ 2.8 **Utility and Public Services Summary:**

Describe sanitary sewer, water, stormwater, drainage, fire/EMS access, school district, and other public-service considerations. Include available capacity information and agency correspondence.

### ☒ 2.9 **Circulation and Connectivity Statement:**

Describe proposed vehicular access, emergency access, internal street and block arrangement, pedestrian and bicycle facilities, connections to adjoining property where appropriate, and relationship to the surrounding roadway network.

### ☒ 2.10 **Phasing and Implementation Plan:**

Provide the anticipated sequence and timing of development phases, the improvements associated with each phase, and the proposed responsibilities for implementation and long-term management.



## 2. WRITTEN REQUIREMENTS (CONTINUED)

### ☒ 2.11 Owners Association or Common-Area Management:

When applicable, describe the proposed homeowners association, property owners association, condominium association, or other entity responsible for common open space, private streets, stormwater facilities, landscaping, amenities, or other shared improvements.

### ☒ 2.12 Traffic Impact Analysis or Justification Letter:

Submit a traffic impact analysis prepared in accordance with the Clermont County Engineer's Office or Ohio Department of Transportation (ODOT) requirements, or a letter explaining why a traffic impact analysis is not required for the proposed development.

## 3. GRAPHIC REQUIREMENTS

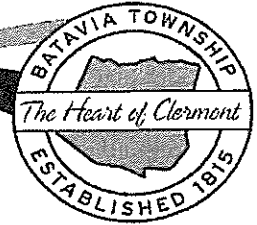
### ☒ 3.1 CDD Preliminary Development Plan Set:

Submit three (3) paper copies and one complete electronic PDF plan set at a scale of one hundred (100) feet to the inch or larger unless another scale is approved by the Director of Planning & Zoning. The plan set shall contain, at a minimum:

- ☒ a. Project name, date, scale, north arrow, map title, sheet index, total sheets, and sheet number.
- ☒ b. Names and contact information for the applicant, property owner, engineer, surveyor, landscape architect, and other plan preparers.
- ☒ c. Vicinity and context maps showing the site, surrounding roads, zoning, existing land uses, nearby subdivisions or communities, and adjoining jurisdictional boundaries.
- ☒ d. Boundary survey information, parcel lines, rights-of-way, easements, existing zoning, and the gross and net acreage of the proposed CDD. **Obtained by GIS**
- ☒ e. Existing structures, pavement, utilities, topography, drainage features, floodplain, wetlands or water resources, tree lines, significant natural resources, and structures proposed for removal.
- ☒ f. Existing contour lines at intervals appropriate to the property and surrounding area, identifying the source and date of the topographic information.
- ☒ g. General arrangement of proposed land-use areas, lots, blocks, buildings, streets, access drives, parking, open space, stormwater areas, and other major improvements.
- ☒ h. A summary table showing gross and net acreage, proposed land-use areas, dwelling units by type, residential density, nonresidential square footage, open-space calculations, parking required and provided, and proposed phasing.
- ☒ i. Proposed lot or block dimensions, building envelopes or placement, setbacks, parking setbacks, and relationship to adjoining property.
- ☒ j. Preliminary subdivision layout, including proposed lot lines, block arrangement, street rights-of-way, typical street sections, and any requested departure from conventional subdivision standards.
- ☒ k. Vehicular circulation and access plan showing proposed access points, internal circulation, street pattern, emergency access, connections to adjoining property, and relationship to the surrounding roadway network.

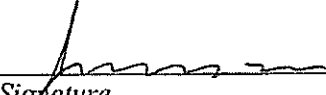


- ☒ l. Pedestrian and bicycle connectivity plan showing sidewalks, multi-use paths, trails, crosswalks, open-space connections, and intended links to nearby facilities or neighborhoods.
  - ☒ m. Preliminary utility plan showing sanitary sewer, water, storm sewer, major drainage facilities, easements, and anticipated points of connection.
  - ☒ n. Preliminary stormwater and drainage concept, including proposed detention or retention areas, drainageways, and coordination with natural features.
  - ☒ o. Open-space plan identifying active and passive open space, preserved environmental areas, acreage calculations, intended users, access, and proposed ownership and maintenance.
  - ☒ p. Preliminary landscape, buffering, screening, transition, and roadway-edge plan, including general planting concepts and treatment of boundaries adjoining lower-intensity land uses.
  - ☒ q. Conceptual building, streetscape, or community-character information sufficient to demonstrate the intended quality and coordinated design of the development, where applicable.
  - ☒ r. Phasing plan and implementation schedule showing the anticipated development sequence and the public, private, and common improvements associated with each phase.
  - ☒ s. Location of any proposed school, public facility, government facility, fire/EMS facility, or other institutional site within the coordinated development.
  - ☒ t. Any additional plan, section, profile, illustration, or study required by the Director of Planning & Zoning based on the size, complexity, location, or context of the proposal.
- ☒ 3.2 **Reduced Plan Set:**  
Submit the number of 11-inch by 17-inch reduced plan sets specified by the Planning & Zoning Department. The reduced plans shall contain the same information as the full-size preliminary development plan and shall remain legible at the reduced scale.
- ☒ 3.3 **Electronic PDF Plan Set:**  
Submit a single, complete, bookmarked PDF plan set. Plan sheets shall be correctly oriented and shall include all revisions submitted for formal review.
- ☒ 3.4 **Traffic Impact Analysis:**  
When required, submit an analysis of the proposed development's traffic generation and distribution, existing and projected roadway conditions, level of service, access spacing, safety considerations, and roadway improvements necessary to mitigate the project's impact. The analysis shall follow the current requirements and guidance of the Clermont County Engineer's Office.
- ☒ 3.5 **Additional Technical Studies:**  
Depending on the characteristics of the property or proposal, the Township may require additional studies or information addressing environmental resources, geotechnical conditions, fiscal or service impacts, market or feasibility considerations, utilities, noise, lighting, or other matters necessary to evaluate the CDD findings.



## APPLICATION ACKNOWLEDGMENT

Incomplete applications may be returned without being scheduled for hearing. Following the filing deadline, modifications may be accepted only when specifically requested or authorized by Township staff or a reviewing body. Information submitted with this application will be relied upon during the review process, and the applicant and/or authorized representative accepts responsibility for errors, omissions, or inaccuracies in the submitted materials.

|                                                                                   |                       |
|-----------------------------------------------------------------------------------|-----------------------|
|  | <u>7/30/20</u>        |
| <i>Signature</i>                                                                  | <i>Date Submitted</i> |
| <i>(Applicant or Authorized Representative)</i>                                   |                       |

*Last Revised: 2026-06-17*

## **1.4: Coordinated Agency Review Summary**

### **Ohio Department of Transportation (ODOT)**

#### **June 16, 2026**

Initial correspondence was sent to ODOT District 8 staff.

#### **June 17, 2026**

ODOT advised that permitting for the development would occur through the Clermont County Engineer's Office because Mount Holly Road is a County roadway. ODOT further requested that the future Traffic Impact Study evaluate the SR 125 / Mount Holly Road intersection, including turn lane warrants and signal warrants.

### **Clermont County Engineer**

#### **June 17, 2026**

CESO coordinated with Mike Lober of the Clermont County Engineer's Office regarding the proposed development. It was understood that the formal County review package will be submitted to the Engineer's Office as part of the development approval process.

#### **June 24, 2026**

Jeremy Evans advised that ODOT would like the future Traffic Impact Study (TIS) to include analysis of the SR 125 / Mount Holly Road intersection. ODOT also requested evaluation of turn lane warrants at the proposed development entrance and recommended that trip generation estimates and traffic distribution assumptions be reviewed with the Clermont County Engineer's Office and ODOT prior to completion of the TIS.

### **ODOT & Clermont County Engineer**

#### **July 30, 2026**

Provided a preliminary traffic assessment demonstrating the development does not meet ODOT SHAMM thresholds for a Traffic Analysis or Traffic Impact Study and requested agency confirmation regarding the need for a full TIS.

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### **Clermont County Water Resources Department (Sanitary Sewer)**

#### **June 16, 2026**

Initial correspondence was sent to Clermont County Water Resources Department.

#### **June 22, 2026**

Follow-up coordination occurred with James Halterman.

### **June 23, 2026**

Development information was provided, including proposed dwelling unit counts and anticipated sanitary sewer connections.

### **June 29, 2026**

A coordination meeting was held with Clermont County Water Resources Department staff regarding sanitary sewer service.

Key items discussed included:

- Public sanitary sewer service will be extended from Whispering Willow Lane.
- The existing residence located south of the development must be provided access to public sanitary sewer service.
- An 8-inch sanitary sewer main within a 30-foot sanitary sewer easement is anticipated.
- A two-phase construction approach will be required to accommodate the sanitary sewer extension and connection of the existing residence.
- Stormwater management facilities should be coordinated with the phased utility extension approach.

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## **Tate Monroe Water Department**

### **June 29, 2026**

Preliminary development plans were provided to Tate Monroe Water Department for review.

### **July 24, 2026**

Tate Monroe Water Department responded that the proposed development is not expected to adversely impact the surrounding water system and would result in little to no change in water pressure or available fire flows.

#### **Assumptions**

|                                |       |           |
|--------------------------------|-------|-----------|
| 2024 System Average Day Demand | 2.3   | mgd       |
| 2024 Customer Count            | 9,523 | Customers |
| Usage Per Customer Per Day     | 242.6 | gpd       |
| Usage Per Customer Per Day     | 0.17  | gpm       |

|                                            |             |            |
|--------------------------------------------|-------------|------------|
| Customer Usage (Conservative)              | 0.20        | gpm        |
| Number of Duplexes                         | 68          | Units      |
| <b>Total AVG Usage for New Development</b> | <b>13.6</b> | <b>gpm</b> |
| <b>Total MDD Usage for New Development</b> | <b>20.4</b> | <b>gpm</b> |
| <b>Total PHD Usage for New Development</b> | <b>34.0</b> | <b>gpm</b> |

|                                      | Existing Conditions                         | With New Development                        |
|--------------------------------------|---------------------------------------------|---------------------------------------------|
|                                      | Average Pressure in Surrounding Area (psi)  | Average Pressure in Surrounding Area (psi)  |
| Average Day Demand (ADD)             | 81.0                                        | 81.0                                        |
| Max Day Demand (MDD)                 | 80.8                                        | 80.7                                        |
| Peak Hour Demand (PHD)               | 79.9                                        | 79.7                                        |
|                                      |                                             |                                             |
|                                      | Max Day Fire Flow at Site (gpm)             | Max Day Fire Flow at Site (gpm)             |
| Fire Flow (20 psi Residual Pressure) | 1,487                                       | 1,467                                       |
|                                      |                                             |                                             |
|                                      | Max Day Fire Flow in Surrounding Area (gpm) | Max Day Fire Flow in Surrounding Area (gpm) |
| Minimum Fire Flow                    | 876                                         | 875                                         |
| Average Fire Flow                    | 1,820                                       | 1,809                                       |
| Maximum Fire Flow                    | 3,503                                       | 3,481                                       |

## Clermont County Building Inspection Department

**June 16, 2026**

CESO contacted Clermont County Permit Central regarding applicable building and permitting requirements.

### **Clermont County Public Health**

**June 16, 2026**

CESO contacted Clermont County Public Health Environmental Health Services regarding the proposed development.

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### **Clermont Soil and Water Conservation District**

**June 16, 2026**

Initial correspondence was sent to Clermont Soil and Water Conservation District staff.

**June 26, 2026**

John McManus indicated the concept plan was acceptable as submitted.

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### **Central Joint Fire-EMS District**

**June 30, 2026**

Central Joint Fire-EMS District advised that zoning approval would occur through Batavia Township, followed by review through Clermont County Permit Central as part of the development approval process.

**July 14, 2026**

The Fire District provided the following comments:

- A full cul-de-sac is the preferred turnaround configuration.
  - A T-turnaround is the next preferred option.
  - Any of the proposed turnaround alternatives can be designed to accommodate fire apparatus turning requirements.
  - The Fire District indicated that the proposed development can be reviewed further during the subsequent engineering and permitting process.
-

**Clermont County Planning Commission**

**July 23, 2026:** Left voicemail requesting return call to discuss project in more detail. No response

**July 28, 2026:** Left voicemail requesting return call to discuss project in more detail. No response

## 2.1 Metes and Bounds

### Zoning Description

Containing 17.930 Total Acres

Situated in Joseph Jones Military Survey No. 934, Batavia Township, Clermont County, Ohio, and being all of a 17.930-acre parcel of land conveyed to ZCM, LLC, an Ohio limited liability company, as recorded in Official Record 2099, Page 1926, of the Clermont County, Ohio Recorder's Office, and being more particularly described as follows:

**Beginning** at the southwesterly corner of Wood Brook Subdivision as recorded in Plat Cabinet 12, Page 36, on the centerline of Mt. Holly Road and the northerly line of Joseph Jones Military Survey No. 934;

Thence along the southerly line of said Wood Brook Subdivision, **South 74°00'00" East**, a distance of **1004.32 feet** to the northwesterly corner of Whispering Trees Subdivision, Section 1 as recorded in Plat Cabinet 8, Page 308;

Thence along the westerly line of said Whispering Trees Subdivision, Section 1, **South 05°43'14" West**, a distance of **625.92 feet** to the southwesterly corner of said Whispering Trees Subdivision, Section 1, and a northwesterly corner of a 21.122-acre parcel of land conveyed to Scott D. James, as recorded in Official Record 3025, Page 4191;.

Thence along the westerly line of said Scott D. James parcel, **South 06°09'39" West**, a distance of **607.75 feet** to the northeasterly corner of a 7.065-acre parcel of land conveyed to Kellerman and Kellerman Properties Limited, as recorded in Official Record 2957, Page 2954;

Thence along the northerly line of said Kellerman parcel, **North 83°24'27" West**, a distance of **230.01 feet** to the southeasterly corner of a 9.5-acre parcel of land conveyed to Chandrikaben S. Patel and Sureshbaik K. Patel, as recorded in Official Record 1971, Page 450;

Thence along the perimeter of said Patel parcel, the following four (4) courses;

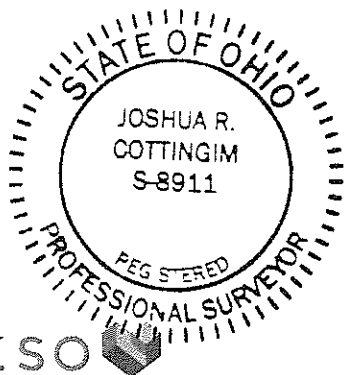
1. **North 06°09'39" East**, a distance of **379.00 feet**;
2. **North 36°21'12" West**, a distance of **183.02 feet**;
3. **North 13°33'20" West**, a distance of **162.38 feet**;
4. **North 84°18'29" West**, a distance of **494.55 feet** to a point on the centerline of said Mt. Holly Road;

Thence along the centerline of said Mt. Holly Road, the following three (3) courses;

1. **North 05°41'31" East**, a distance of **248.09 feet**;
2. Along a curve to the left, having a **Radius** of **1350.00 feet**, an **Arc Length** of **359.73 feet**, a **Delta Angle** of **15° 16' 03"**, and subtended by a **Chord** bearing **North 01°56'30" West**, a distance of **358.67 feet**;
3. **North 09°34'32" West**, a distance of **143.01 feet** to the **True Point of Beginning**.

Containing **17.930 Acres** of land (781,039 square feet), more or less, and being subject to all rights-of-way, easements, encumbrances, covenants, restrictions and other matters of record.

The above metes and bounds description is not intended to be used for property transfer and does not meet county standards for conveyance.



CESO, Inc.

*Joshua R. Cottingim* 7/29/26  
 Joshua R. Cottingim, PS Date

Ohio Registered Surveyor No. 8911

## 100 Mount Holly Road – Batavia Township, Ohio Proposed Coordinated Development District (CDD)

The following narrative statements are provided in support of the proposed Coordinated Development District (CDD) and Preliminary Development Plan. These statements should be considered in conjunction with the submitted CDD Preliminary Development Plan Set.

### **2.5: CDD FINDINGS NARRATIVE**

#### **1. Consistency with the Batavia Township Growth Policy Plan and Other Adopted Township Plans or Policies**

The subject property is designated Existing Neighborhood & Infill Area on the Batavia Township Future Land Use Map. The Growth Policy Plan identifies these areas as appropriate locations for residential development due to their proximity to existing neighborhoods, public services, and roadway infrastructure. The proposed Coordinated Development District (CDD) advances these objectives by providing a coordinated residential neighborhood adjacent to existing residential development and utilizing existing infrastructure corridors.

The proposed development contains 69 dwelling units within 34 duplex buildings and one single-family dwelling on approximately 17.9 acres, resulting in a density of approximately 3.85 dwelling units per acre. While the proposed CDD requests flexibility from certain dimensional standards, the overall residential density remains well below the 8 dwelling units per gross acre permitted within the R-3 District. The requested flexibility is intended to support coordinated site design, open space preservation, buffering, and infrastructure planning rather than an increase in residential density.

The Growth Policy Plan specifically encourages the use of planned development zoning regulations within these areas to achieve superior site design, protect natural features, preserve open space, and create coordinated neighborhood development patterns. The proposed CDD implements these objectives by preserving approximately 5.43 acres (30.3%) of open space while utilizing a master-planned layout that integrates residential development, stormwater management, roadway improvements, utilities, and open space preservation. The proposed development is compatible with the surrounding neighborhood pattern and supports the Township's vision for residential infill development.

Batavia Township Future Land Use Map (Subject Property Located within Existing Neighborhood & Infill Area) – From Batavia Township Growth Management Plan Update 2018.



Future Land Use 2018

 Existing Neighborhood & Infill Area  Business Development Area

## **2. Relationship to Surrounding Zoning, Existing Development Pattern, and Neighborhood Context**

The subject property is currently zoned R-3 and is located within an area characterized by residential development, transportation corridors, and open land. The proposed residential use is compatible with the surrounding development pattern and provides appropriate transitions through open space preservation, setbacks, and landscaping. The proposed density and housing type are consistent with the character of the surrounding area.

## **3. Coordinated Site Design**

The development has been planned as a unified residential neighborhood consisting of 69 dwelling units served by a connected internal street network. The layout coordinates building placement, roadway design, utilities, stormwater management, and open space preservation across the entire site. The clustered development pattern promotes efficient land utilization while maintaining logical circulation and relationships to natural site features.

The site plan has been refined throughout the planning process to enhance neighborhood compatibility and site functionality, including consolidating access to a single entrance from Mount Holly Road, increasing front yard setbacks, providing additional roadway buffering, accommodating future sanitary sewer infrastructure through planned easements, and reserving future right-of-way where requested. These design elements contribute to a more coordinated development pattern and support the long-term planning objectives of the proposed Coordinated Development District.

## **4. Housing Pattern and Site Appropriateness**

The proposed development consists of duplex residential dwellings arranged within a cohesive neighborhood layout. This housing pattern provides an efficient residential development while maintaining a density appropriate for the site and surrounding area. The development expands housing opportunities within the Township while remaining compatible with nearby residential uses. Reference Exhibit A, example residential product.

## **5. Quality and Usability of Open Space**

The development preserves approximately 5.43 acres, or 30.3 percent of the site, as open space. The open space has been intentionally integrated into the overall site design to provide buffering, support stormwater management, preserve existing drainage features, and enhance the character of the neighborhood. The open space consists primarily of contiguous areas rather than isolated remnants of land and includes both passive and active elements. A walking path with seating areas is proposed around the stormwater pond to provide a recreational amenity for residents and enhance pedestrian connectivity within the development. The open space will be owned and maintained by a Homeowners Association (HOA) and will remain an integral component of the overall coordinated development pattern.

## **6. Perimeter Treatment, Transitions, and Compatibility**

The proposed development incorporates setbacks, open space, landscaping, and building placement to provide appropriate transitions between the development and adjoining properties. During the planning process, the site plan was refined to enhance compatibility with surrounding development, including increasing the front yard setback to 35 feet, providing approximately 35 feet of roadway buffering along Mount Holly Road, and establishing a minimum 50-foot separation between Mount Holly Road and the nearest residential building to remain consistent with existing setback patterns along the corridor. The plan also accommodates future infrastructure needs through the reservation of right-of-way and planned sanitary sewer easements. These design elements reduce potential impacts on neighboring properties, improve the visual character of the development, and support a coordinated transition between the proposed neighborhood and surrounding land uses.

## **7. Access, Circulation, and Connectivity**

Primary access to the development is provided from Mount Holly Road through a single, coordinated entrance designed to serve the entire neighborhood. The internal street system provides access to all proposed lots and accommodates residential, service, and emergency vehicle traffic. During the planning process, the access layout was refined to consolidate the original two proposed access points into a single entrance, resulting in a more organized circulation pattern and reduced roadway conflicts along Mount Holly Road. The internal roadway network includes a T-turnaround designed to accommodate emergency vehicle operations and was selected in coordination with the Batavia Township Fire Department. The development reserves future right-of-way to accommodate potential neighborhood interconnections, providing enhanced connectivity and long-term benefits to the surrounding community. The roadway layout promotes safe and efficient circulation while establishing a logical connection to the surrounding transportation network.

## **8. Utilities, Stormwater Management, and Public Services**

Public utilities and infrastructure necessary to serve the development will be provided in accordance with applicable agency requirements. The site has been planned to accommodate public water, storm and sanitary sewer service. Discussions with the Clermont County Water Resources Department identified a phased approach to provide sanitary service to the development while extending public sanitary service to the existing residence south of the development. The project includes centralized stormwater management facilities designed to address runoff from the site. Additionally, Tate Monroe Water Department indicated the proposed development is not expected to adversely impact the surrounding water system and would result in little to no change in water pressure or available fire flows. Adequate public facilities and services are anticipated to be available to support the proposed residential community.

## **9. Phasing, Feasibility, and Long-Term Maintenance**

The development is anticipated to be constructed in a coordinated two-phase approach to accommodate the extension of public sanitary sewer infrastructure. The phases are planned to occur consecutively, with no significant interruption in construction activities between phases, and the development will function as a single, integrated neighborhood. Long-term ownership and maintenance responsibilities for common areas, open space, stormwater facilities, and shared improvements will be established through a homeowners association.

## **10. Requested Flexibility from Conventional Standards**

The proposed CDD requests flexibility from conventional R-3 zoning and subdivision standards, including lot area, lot width, setbacks, and development layout requirements. This flexibility allows the development to be designed as a coordinated residential neighborhood that preserves approximately 5.43 acres (30.3%) of open space, provides enhanced buffering along Mount Holly Road, incorporates a walking path around the stormwater pond, accommodates future sanitary infrastructure needs, and reserves right-of-way for future neighborhood connectivity. The proposed duplex housing type expands housing choices within the Township while maintaining compatibility with surrounding residential development. Collectively, these design elements create a more efficient and cohesive development pattern than would typically be achieved through a conventional lot-by-lot subdivision. A summary of the requested flexibility and associated public benefits is provided in Section 2.6, Flexibility/Deviation Table.

## **11. Public Benefit and Superior Coordinated Development Outcome**

The proposed CDD provides substantial public benefits through coordinated planning, preservation of approximately 5.43 acres (30.3%) of open space, enhanced buffering along Mount Holly Road, a walking path around the stormwater pond, integrated stormwater management, and efficient infrastructure planning. The development also accommodates future sanitary sewer extensions and reserves right-of-way for potential future neighborhood connectivity. The proposed duplex housing type expands housing choices within an area identified for residential infill development while maintaining compatibility with surrounding neighborhoods. Compared to development under conventional zoning and subdivision standards, the proposed plan results in greater open space preservation, improved buffering and transitions, enhanced pedestrian opportunities, and a more cohesive neighborhood design. These features represent a superior coordinated development outcome that advances the goals and objectives of Article 50 while remaining compatible with surrounding residential development.

**100 Mount Holly Road – Batavia Township, Ohio**  
**Proposed Coordinated Development District (CDD)**

The following narrative statements are provided in support of the proposed Coordinated Development District (CDD) and Preliminary Development Plan. These statements should be considered in conjunction with the submitted CDD Preliminary Development Plan Set.

**2.6: FLEXIBILITY/DEVIATION TABLE**

| <b>Standard / Code Reference</b>                                                                                             | <b>Growth Policy Reference</b>                                                       | <b>Requested Alternative</b>                                                        | <b>Justification / Superior Outcome</b>                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Area – R-3 District Standard Two-family dwellings require a minimum lot area of 25,000 SF.                               | Promote coordinated development, efficient land use, and preservation of open space. | Proposed lots vary and are approximately 43.5' x 118', or roughly 5,133 SF per lot. | The requested flexibility allows the development to be clustered in a coordinated manner while preserving meaningful open space, providing buffering, coordinating infrastructure, and creating a more cohesive neighborhood layout. |
| Lot Width – R-3 District Standard Two-family dwellings require a minimum lot width of 125 feet at the building setback line. | Encourage efficient land utilization and coordinated neighborhood design.            | Proposed lot width is approximately 43.5 feet.                                      | The requested alternative supports a compact residential development pattern that allows meaningful open space preservation, coordinated infrastructure, and an organized internal street layout.                                    |
| Front Yard Setback – R-3 District Standard Minimum front yard setback is 50 feet.                                            | Promote quality development while allowing flexibility for site-specific design.     | Proposed front yard setback is 35 feet.                                             | The requested alternative allows a more efficient lot layout while maintaining enhanced frontage treatment, including roadway buffering and landscaping along Mount Holly Road.                                                      |
| Side Yard Setbacks – R-3 District Standard Two-family dwellings require a minimum side yard setback of 20 feet.              | Support coordinated site design and preservation of larger open space areas.         | Proposed side yard setback is 5 feet.                                               | The requested flexibility supports clustered building placement, allows the site to preserve larger contiguous open space areas, and maintains an organized neighborhood layout.                                                     |
| Rear Yard Setback – R-3 District Standard Single-family and two-family dwellings require                                     | Encourage efficient development patterns while preserving open space and             | Proposed rear yard setback is 25 feet.                                              | The requested alternative allows a more efficient development pattern while preserving open space and coordinating                                                                                                                   |

|                                                                                                                                                                                       |                                                                                                             |                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a minimum rear yard setback of 35 feet.                                                                                                                                               | environmental resources.                                                                                    |                                                                                                                                                                  | stormwater management and utility infrastructure.                                                                                                                                                                                                                                                                                                                  |
| Residential Density – R-3 District Standard R-3 permits single-family, two-family, and multi-family dwellings; multi-family dwellings may not exceed 8 dwelling units per gross acre. | Maintain compatible residential density while allowing coordinated development design.                      | Proposed density is approximately 3.85 dwelling units per acre.                                                                                                  | Although flexibility from certain dimensional standards is requested, the proposed density remains well below the density permitted within the underlying R-3 District. This coordinated development approach results in enhanced open space preservation, improved buffering, integrated infrastructure, pedestrian amenities, and a superior overall site design |
| Floor Area – R-3 District Standard Two-family dwellings shall have a minimum floor area of 1,000 square feet per unit.                                                                | Promote quality residential development and provide desirable housing options.                              | Proposed duplex units are anticipated to meet or exceed the minimum floor area requirement, with current plans showing approximately 1,600 square feet per unit. | No deviation is requested. The proposed dwelling units exceed the Township's minimum floor area standard and support the overall quality, character, and marketability of the neighborhood.                                                                                                                                                                        |
| Lot and Housing Diversity – R-3 District Permitted Residential Uses R-3 permits single-family, two-family, and multi-family dwellings.                                                | Encourage diverse housing choices while maintaining compatibility with surrounding residential development. | The proposed development includes 69 dwelling units within 34 duplex buildings and one single-family dwelling.                                                   | The CDD allows the proposed housing types to be arranged through a unified, coordinated development plan rather than conventional lot-by-lot standards. This provides additional housing choice while maintaining a cohesive residential character and compatibility with the surrounding area.                                                                    |
| Open Space – R-3 standards do not specify a minimum open space requirement for two-family dwellings.                                                                                  | Preserve meaningful open space, provide visual relief, and integrate environmental and stormwater           | Proposed open space is approximately 5.43 acres, or 30.3% of the site. Required open space shown on the                                                          | The proposed CDD provides a substantial community and neighborhood benefit through preserved open space, visual buffering, stormwater integration, and a planned walking path around the pond.                                                                                                                                                                     |

|                                                                                                                                                                                                                                                     |                                                                                                            |                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                     | features into the site design.                                                                             | plan is 5.38 acres / 30%.                                                                                                                                                               | This results in a superior development outcome compared to a conventional layout with less coordinated open space.                                                                                                                                                                                                         |
| Street and Block Design – R-3 District / Applicable Subdivision Standards Article 19 does not establish specific street/block layout standards; sidewalks and pedestrian connections are addressed by applicable Township standards where required. | Promote safe circulation, future connectivity, pedestrian access, and coordinated infrastructure planning. | The plan provides a coordinated internal street network with a single access point from Mount Holly Road and a future right-of-way reservation for potential neighborhood connectivity. | The requested flexibility allows the site to implement a coordinated street layout and future connectivity plan as part of the overall CDD design. The layout reduces roadway conflicts along Mount Holly Road, supports emergency and service access, and provides opportunities for future neighborhood interconnection. |
| Other Departures – Batavia Township Zoning Resolution Applicable requirements of the Batavia Township Zoning Resolution.                                                                                                                            | Limit requested flexibility to those items necessary to achieve the coordinated development plan.          | No additional departures from the R-3 District standards are proposed at this time.                                                                                                     | Requested flexibility is limited to the standards necessary to achieve the coordinated site design, open space preservation, buffering, connectivity, and infrastructure objectives of the proposed CDD.                                                                                                                   |

**100 Mount Holly Road – Batavia Township, Ohio**  
**Proposed Coordinated Development District (CDD)**

The following narrative statements are provided in support of the proposed Coordinated Development District (CDD) and Preliminary Development Plan. These statements should be considered in conjunction with the submitted CDD Preliminary Development Plan Set.

**2.7: OPEN SPACE AND ENVIRONMENTAL RESOURCE STATEMENT**

The proposed development preserves approximately 5.43 acres (30.3%) of the site as common open space. The open space is integrated into the overall site design to provide buffering, support stormwater management, and enhance the character of the neighborhood.

Although the proposed residential density does not exceed the density permitted within the underlying R-3 District, and no active recreation amenities are required by the applicable zoning standards, the development includes a walking path with benches around the stormwater pond. This amenity provides recreational opportunities for residents, enhances pedestrian connectivity, and contributes to the overall quality and character of the development.

Existing drainage features have been incorporated into the site design, and existing vegetation and mature trees will be preserved where practical and compatible with grading, infrastructure improvements, and utility installation. Additional landscaping will be provided in accordance with Township requirements and the approved development plan.

Ownership and long-term maintenance of the common open space, landscaping, stormwater facilities, walking path, and other shared improvements will be the responsibility of a Homeowners Association (HOA).

**100 Mount Holly Road – Batavia Township, Ohio**  
**Proposed Coordinated Development District (CDD)**

The following narrative statements are provided in support of the proposed Coordinated Development District (CDD) and Preliminary Development Plan. These statements should be considered in conjunction with the submitted CDD Preliminary Development Plan Set.

**2.8: UTILITY AND PUBLIC SERVICES SUMMARY**

The proposed development will be served by public utilities and public services available to the surrounding area. Coordination has occurred with utility providers and public agencies regarding water service, sanitary sewer service, stormwater management, roadway access, and emergency response. Agency feedback received to date indicates the proposed development can be adequately served by existing or planned infrastructure improvements.

| <b>Service</b>                        | <b>Summary</b>                                                                                                                                                                                                                                                                                                    |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Public Water</b>                   | Tate Monroe Water Department indicated the proposed development is not expected to adversely impact the surrounding water system and would result in little to no change in water pressure or available fire flows.                                                                                               |
| <b>Sanitary Sewer</b>                 | Public sanitary sewer service is proposed to serve the development. Discussions with the Clermont County Water Resources Department identified a phased approach for extending public sanitary sewer service from Whispering Willow Lane to the development and the existing residence located south of the site. |
| <b>Stormwater Management/Drainage</b> | Existing drainage features have been incorporated into the site design. Centralized stormwater management facilities are proposed and will be designed in accordance with applicable agency requirements.                                                                                                         |
| <b>Fire / EMS</b>                     | The proposed roadway layout and T-turnaround were discussed with Central Joint Fire-EMS District.                                                                                                                                                                                                                 |
| <b>School District</b>                | The property is located within the West Clermont Local School District and is served by the educational facilities and services available to the surrounding area.                                                                                                                                                |
| <b>Roadway Access</b>                 | Access is provided from Mount Holly Road through a coordinated internal street network designed to accommodate residential, service, and emergency vehicle traffic.                                                                                                                                               |
| <b>Long-Term Maintenance</b>          | Stormwater facilities and other common infrastructure improvements will be maintained by the Homeowners Association (HOA).                                                                                                                                                                                        |

**100 Mount Holly Road – Batavia Township, Ohio**  
**Proposed Coordinated Development District (CDD)**

The following narrative statements are provided in support of the proposed Coordinated Development District (CDD) and Preliminary Development Plan. These statements should be considered in conjunction with the submitted CDD Preliminary Development Plan Set.

**2.9: CIRCULATION AND CONNECTIVITY STATEMENT:**

Primary vehicular access to the development is provided from Mount Holly Road through a single, coordinated entrance designed to serve the entire neighborhood. During the planning process, the access layout was refined from two access points to one, resulting in a more organized circulation pattern and reduced roadway conflicts along Mount Holly Road. The internal street network provides access to all proposed lots and accommodates residential, service, and emergency vehicle traffic.

Emergency access has been discussed with the Batavia Township Fire Department, and the proposed roadway network includes a T-turnaround. The development utilizes a connected internal street system that integrates residential lots, utilities, stormwater management facilities, and open space into a cohesive neighborhood design. Sidewalks are proposed along both sides of the internal roadways, and a walking path is planned around the stormwater pond to provide pedestrian connectivity and recreational opportunities for residents.

Future right-of-way has been reserved to accommodate a potential future neighborhood connection, supporting long-term community connectivity and coordinated growth as surrounding properties develop. The proposed circulation system establishes a logical relationship to the surrounding roadway network while providing safe and efficient access for residents, visitors, service providers, and emergency responders.

**100 Mount Holly Road – Batavia Township, Ohio**  
**Proposed Coordinated Development District (CDD)**

The following narrative statements are provided in support of the proposed Coordinated Development District (CDD) and Preliminary Development Plan. These statements should be considered in conjunction with the submitted CDD Preliminary Development Plan Set.

**2.10: PHASING AND IMPLEMENTATION PLAN:**

The proposed development is anticipated to be constructed in two consecutive phases to facilitate the extension of public sanitary sewer infrastructure from Whispering Willow Lane. As coordinated with the Clermont County Water Resources Department, the phased approach will provide sanitary sewer service to both the proposed development and the existing residence located south of the site before continuing with phase two. The phases are intended to proceed continuously as part of a single coordinated development.

The developer will be responsible for construction of the required public and private infrastructure, including roadways, utilities, stormwater facilities, sidewalks, landscaping, and open space improvements. Upon completion, ownership and long-term maintenance of common open space areas, stormwater facilities, walking paths, landscaping, and other shared improvements will be the responsibility of the Homeowners Association (HOA) through recorded covenants, easements, and maintenance agreements.

**100 Mount Holly Road – Batavia Township, Ohio**  
**Proposed Coordinated Development District (CDD)**

The following narrative statements are provided in support of the proposed Coordinated Development District (CDD) and Preliminary Development Plan. These statements should be considered in conjunction with the submitted CDD Preliminary Development Plan Set.

**2.11: OWNERS ASSOCIATION OR COMMON-AREA MANAGEMENT:**

A Homeowners Association (HOA) will be established to own, manage, maintain, and administer the common areas and shared improvements within the development. The HOA will be responsible for the long-term maintenance of common open space, stormwater management facilities, landscaping, the walking path, entry features, and other common improvements constructed as part of the development. The HOA will also be responsible for lawn maintenance, snow removal from private driveways and sidewalks, and the operation, maintenance, and repair of shared facilities in accordance with recorded covenants, restrictions, easements, and maintenance agreements.

All property owners within the development will be members of the HOA and will be subject to the HOA's governing documents, including applicable covenants, conditions, restrictions, and assessment requirements. The HOA will have the authority to collect assessments necessary to fund the maintenance and operation of common facilities and improvements.

Individual property owners will remain responsible for the maintenance of their respective dwelling units and other private improvements, except where maintenance responsibilities are specifically assigned to the HOA through the governing documents. The HOA structure is intended to ensure the continued preservation, operation, and maintenance of common amenities and infrastructure for the benefit of the development and its residents.

**100 Mount Holly Road – Batavia Township, Ohio**  
**Proposed Coordinated Development District (CDD)**

The following narrative statements are provided in support of the proposed Coordinated Development District (CDD) and Preliminary Development Plan. These statements should be considered in conjunction with the submitted CDD Preliminary Development Plan Set.

**2.12: TRAFFIC IMPACT ANALYSIS/PRELIMINARY TRAFFIC ASSESSMENT**

A preliminary traffic assessment has been prepared and submitted in support of the zoning review process. Based on the projected trip generation associated with the proposed development, the traffic volumes do not meet the thresholds that would typically warrant a Traffic Analysis or Traffic Impact Study under ODOT guidance. The assessment indicates the proposed development is expected to have a limited impact on the surrounding transportation network. The applicant will continue to coordinate with ODOT, the Clermont County Engineer, and other reviewing agencies as the project advances through the development process, and any additional traffic-related requirements identified during subsequent reviews will be addressed accordingly.

# PRELIMINARY TRAFFIC ASSESSMENT

**TO:** Bree Millard, PE, ODOT District 8 Traffic Studies Engineer  
Jeremy Evans, PE, PS, Clermont County Engineer

**CC:** Kelly Schwieterman, PE, CESO, Inc. Southwest Ohio Lead  
Robert Matko, PE, PS, PTOE, CESO, Inc. Senior Engineering Manager

**FROM:** David Borja, CESO, Inc. Project Engineer II

**DATE:** July 30, 2026

**SUBJECT:** Preliminary Traffic Assessment for Proposed Residential Dev. – Batavia Township, OH

## INTRODUCTION

The purpose of this preliminary traffic assessment is to provide ODOT and Clermont County with an initial traffic assessment for the proposed residential development prior to rezoning approval of the site area. Per ODOT and Clermont County's request, a Traffic Impact Study can be complete for the development after rezoning approval.

## TRAFFIC ANALYSIS REQUIREMENTS

According to the ODOT State Highway Access Management Manual (SHAMM), a Traffic Analysis is required for any development that adds 60-200 trips (in and out) and a Traffic Impact Study is required for any development that adds over 200 trips (in and out). Table 1 shows the ODOT requirements.

**Table 1**  
**ODOT Requirements**

| ODOT Studies    | Traffic Analysis | Traffic Impact Study |
|-----------------|------------------|----------------------|
| Number of Trips | 60-200 Trips     | 200+ Trips           |

## TRIP GENERATION

Studies of similar developments throughout North America have shown that the amount of traffic generated will be functionally related to some unit of activity (i.e., dwelling units, square footage, etc.). In development, site traffic fluctuates substantially on different days and hours throughout the year. Therefore, it is imperative to select an appropriate hourly volume on which to base the design of the external roadway and site access facilities. The Weekday AM and PM peak hours were selected based on the adjacent street traffic during these hours.

Residential Development that will consist of 69 single family attached housing lots.

For analysis purposes, the base variable units for the trip generation rates were dwelling units. The Residential Development Generated Traffic Volumes were calculated by utilizing data contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition* in combination with methods outlined in the ITE *Trip Generation Handbook*. The Residential Development Generated Traffic Volumes are presented below in Table 2. The sheets from the ITE *Trip Generation Manual, 12th Edition*, can be found in Attachment B.

**Table 2**  
**Residential Development Generated Traffic Volumes**

| ITE Land Use Description                | ITE Cat. | Size | Unit      | Total Generated Trips |     |     |              |     |     |              |     |     |
|-----------------------------------------|----------|------|-----------|-----------------------|-----|-----|--------------|-----|-----|--------------|-----|-----|
|                                         |          |      |           | Weekday               |     |     | AM Peak Hour |     |     | PM Peak Hour |     |     |
|                                         |          |      |           | Total                 | In  | Out | Total        | In  | Out | Total        | In  | Out |
| Single Family Attached Housing          | 215      | 69   | Dwellings | 454                   | 227 | 227 | 25           | 6   | 19  | 31           | 18  | 13  |
| ITE Cat. 215 Entering (%) / Exiting (%) |          |      |           | 100%                  | 50% | 50% | 100%         | 25% | 75% | 100%         | 57% | 43% |

The proposed Residential Development is anticipated to generate 454 total trips during the weekday, including 25 total trips during the AM peak hour (6 inbound and 19 outbound) and 31 total trips during the weekday PM peak hour (18 inbound and 13 outbound).

## SUMMARY

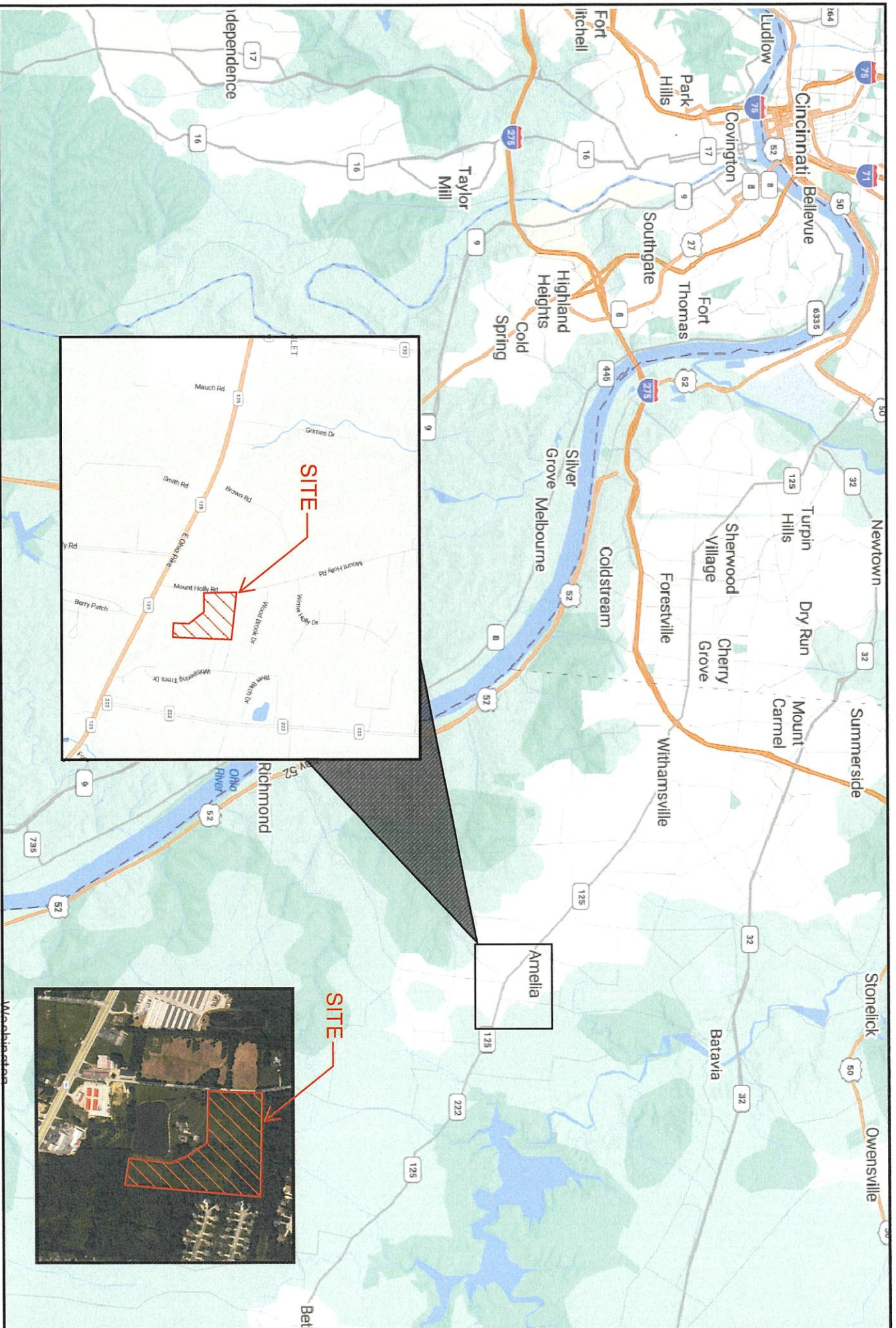
CESO reviewed the estimated trip generation by the proposed residential development and the ODOT requirements for a Traffic Analysis/Traffic Impact Study. Based on the trips generated, the proposed residential development does not meet the requirements stated the ODOT SHAMM for a Traffic Analysis or a Traffic Impact Study.

A Traffic Analysis or Traffic Impact Study can be performed at ODOT and/or Clermont County's request after the rezoning approval process is complete.

## ATTACHMENTS INCLUDED:

- A. Site Location Graphic
- B. Trip Generation Resources and Calculations

**ATTACHMENT A**  
**SITE LOCATION GRAPHIC**



# SITE LOCATION

**ATTACHMENT B  
TRIP GENERATION RESOURCES  
AND CALCULATIONS**

# Single-Family Attached Housing (215)

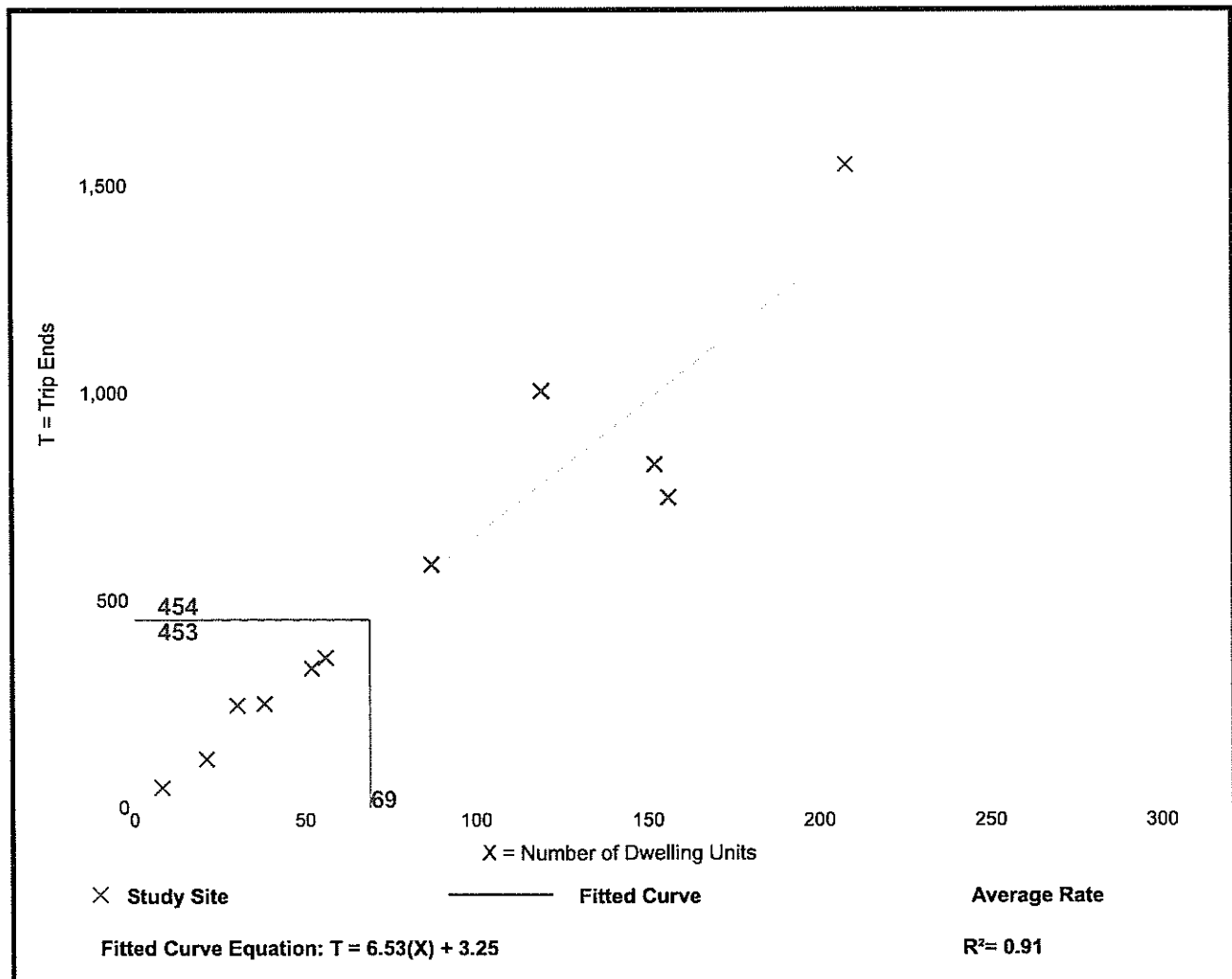
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 11  
Avg. Num. of Dwelling Units: 84  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 6.57         | 4.80 - 8.45    | 1.28               |

## Data Plot and Equation



# Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 26

Avg. Num. of Dwelling Units: 129

Directional Distribution: 25% entering, 75% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate

0.47

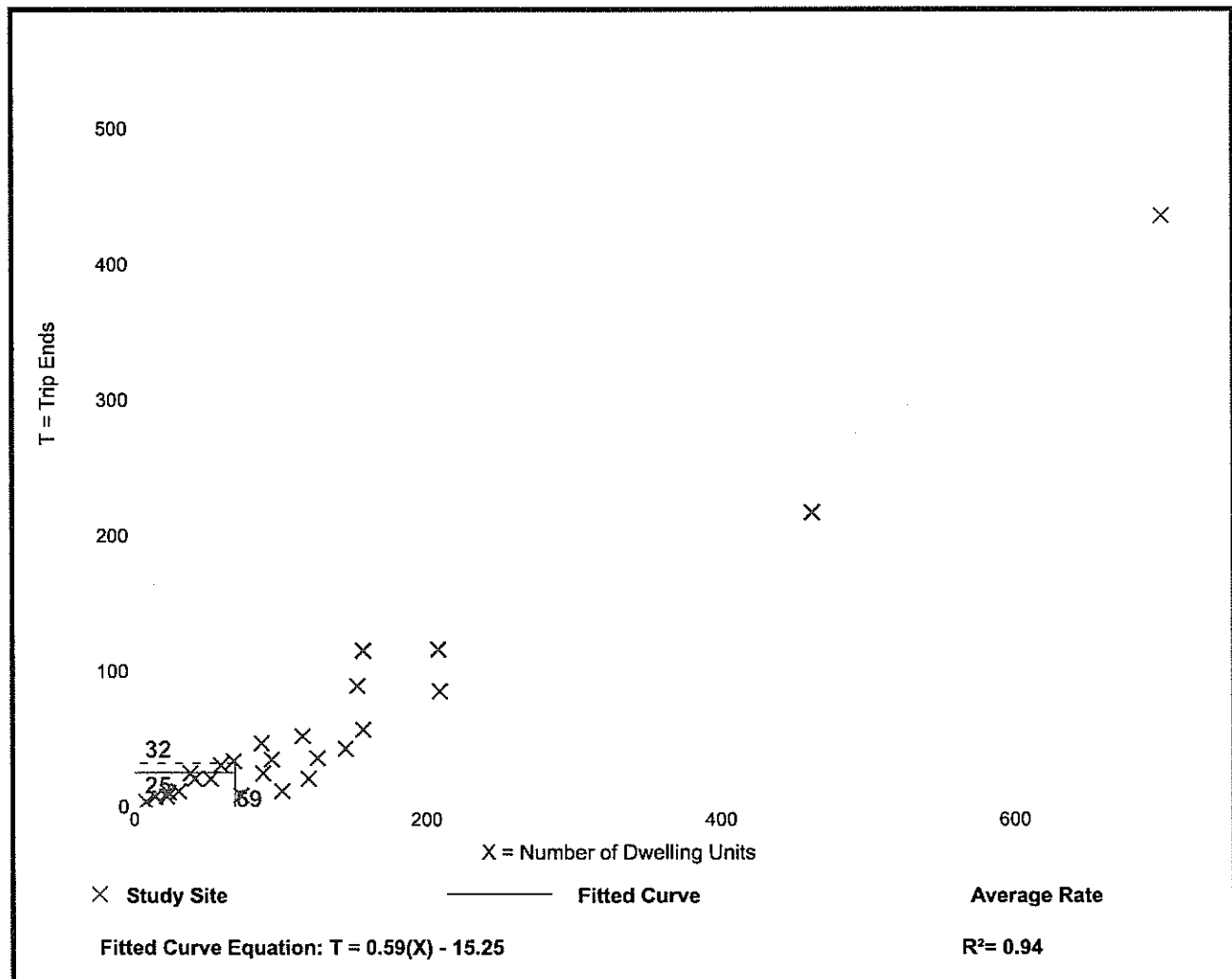
Range of Rates

0.12 - 0.74

Standard Deviation

0.16

## Data Plot and Equation



# Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

Avg. Num. of Dwelling Units: 131

Directional Distribution: 57% entering, 43% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate

Range of Rates

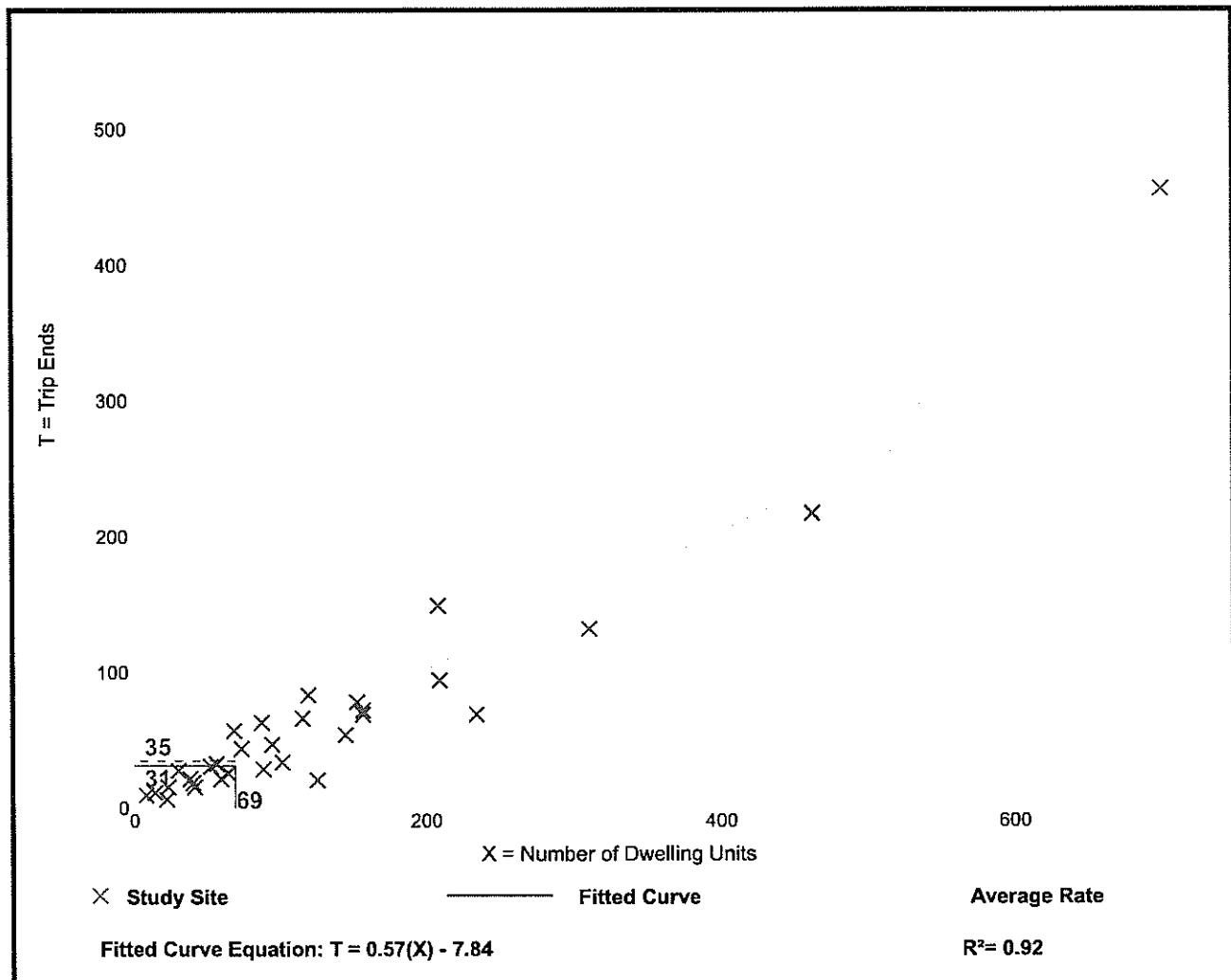
Standard Deviation

0.51

0.17 - 1.25

0.16

## Data Plot and Equation



**100 Mount Holly Road – Batavia Township, Ohio**  
**Proposed Coordinated Development District (CDD)**

The following narrative statements are provided in support of the proposed Coordinated Development District (CDD) and Preliminary Development Plan. These statements should be considered in conjunction with the submitted CDD Preliminary Development Plan Set.

**Exhibit A – Example Residential Product**





PRELIMINARY DEVELOPMENT PLAN

BATAVIA TOWNSHIP, OHIO

JULY 2026

STATE OF OHIO, COUNTY OF CLERMONT

OWNER:

ZCM LLC

26812 CAMPAWA

PORTER RANCH CA 91726

ENGINEER:

CESO, INC.

3601 RIGBY ROAD, SUITE 300

MADEIRA, OH 45042

PHONE: (513) 813-5500

CONTACT: KELLY SCHWETZMAN

DEVELOPER:

DDC MANAGEMENT, LLC

3601 RIGBY ROAD, SUITE 300

MADEIRA, OH 45042

PHONE: (513) 813-5500

CONTACT: MOSS BEHNERT LOT

GOVERNING AGENCIES AND UTILITY COMPANIES:

SEWER:

CLERMONT COUNTY

WATER RESOURCES DEPARTMENT

4400 HASKELL LANE

BATAVIA, OH 45103

PHONE: (513) 732-2770

WATER:

CLERMONT COUNTY

WATER RESOURCES DEPARTMENT

4400 HASKELL LANE

BATAVIA, OH 45103

PHONE: (513) 732-2770

STORMWATER:

CLERMONT COUNTY ENGINEER

2281 CLEMMONT CENTER DRIVE

BATAVIA, OH 45103

PHONE: (513) 732-3687

ZONING:

BATAVIA TOWNSHIP

PLANNING AND ZONING

1535 CLOUGH PIKE

BATAVIA, OH 45103

PHONE: (513) 732-3688

SITE DATA

SITE JURISDICTION:

BATAVIA TOWNSHIP, OH

OVERALL PROPERTY AREA:

44.1733 AC.

TOTAL OPEN SPACE REQUIRED:

44.543 AC. (90.3%)

TOTAL OPEN SPACE PROVIDED:

44.543 AC. (90.3%)

PASSIVE OPEN SPACE:

44.08 AC. (74.8%)

ACTIVE OPEN SPACE:

44.137 AC. (75.2%)

PROPOSED DENSITY:

44.365 DUA

EXISTING ZONING:

R3

PROPOSED ZONING:

CDO (COORDINATED DEVELOPMENT DISTRICT)

FRONT SETBACK:

35'

REAR SETBACK:

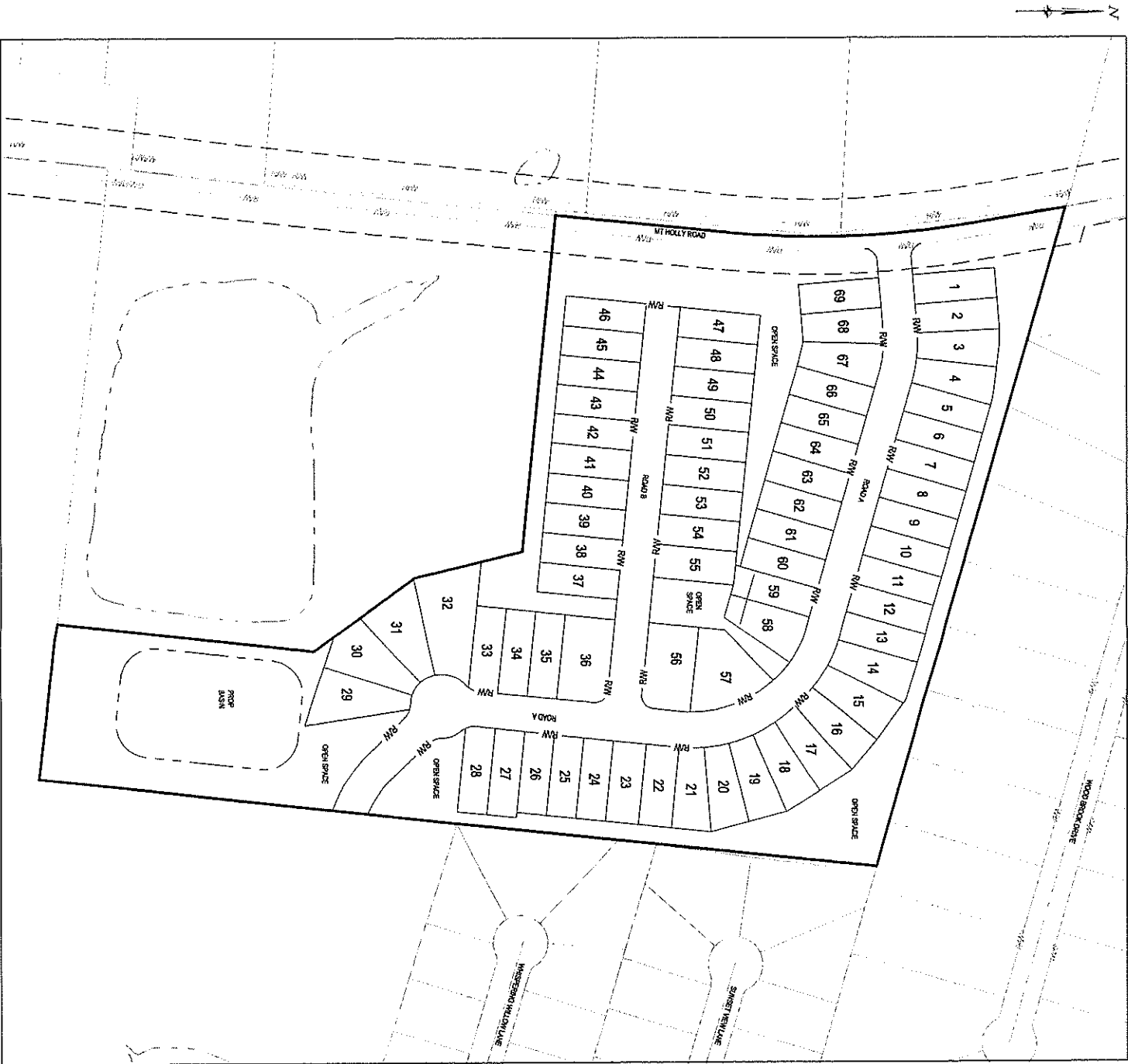
25'

SIDEWALK SETBACK:

5'

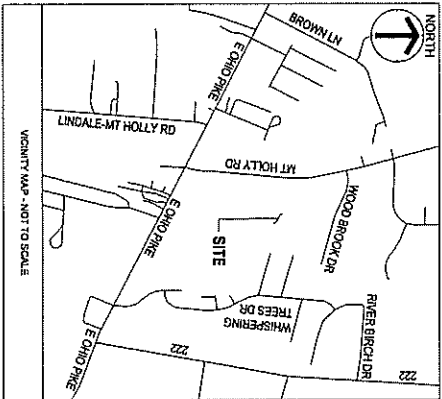
TOTAL PROPOSED DWELLING UNITS:

66 UNITS



INDEX MAP

SCALE: 1"=180'



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**CESO**

3601 RIGBY ROAD, SUITE 300  
MADEIRA, OH 45042  
PHONE: 513.813.5500 FAX: 513.813.5501

DDC MANAGEMENT, LLC

BATAVIA TOWNSHIP, OHIO

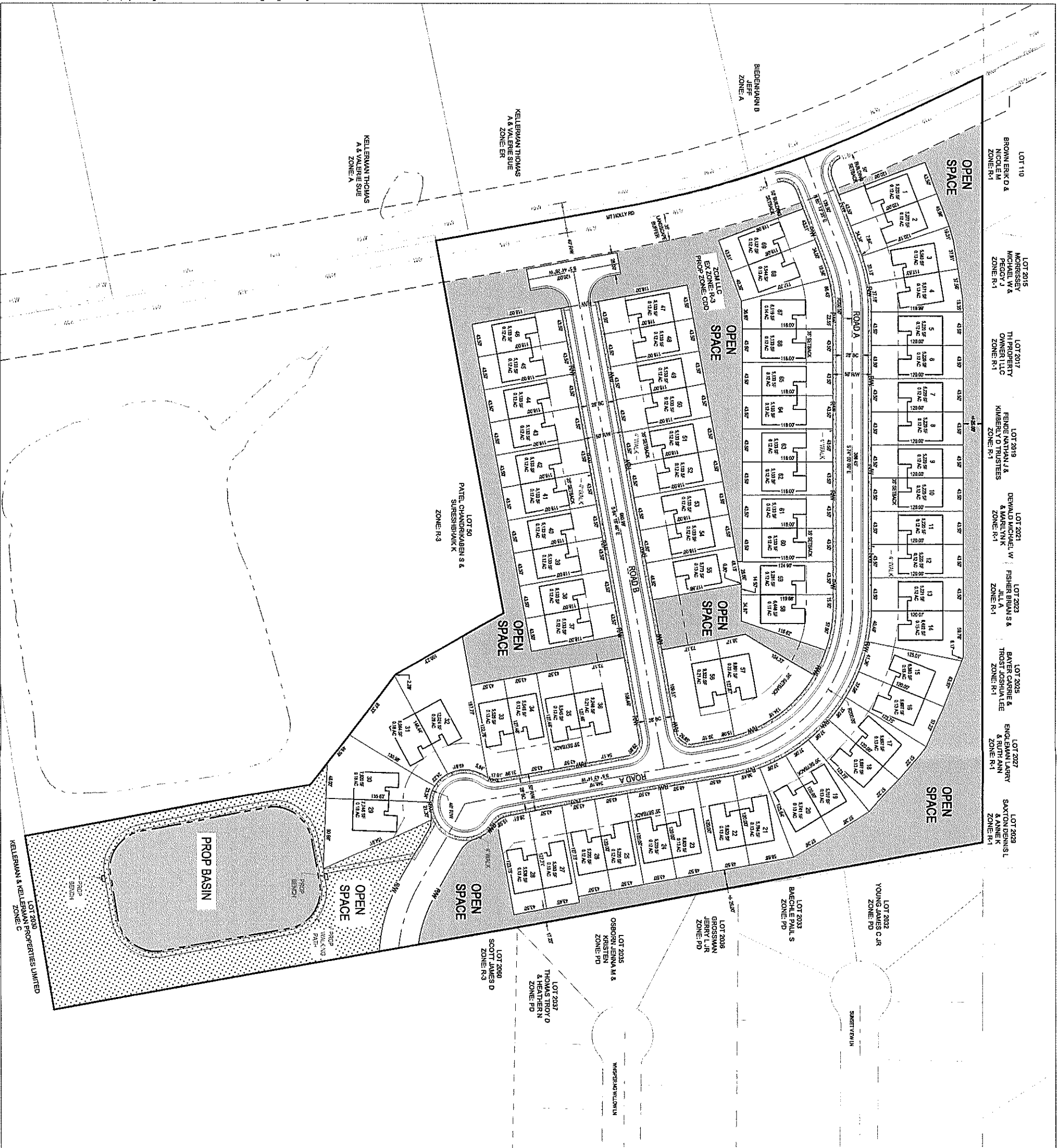
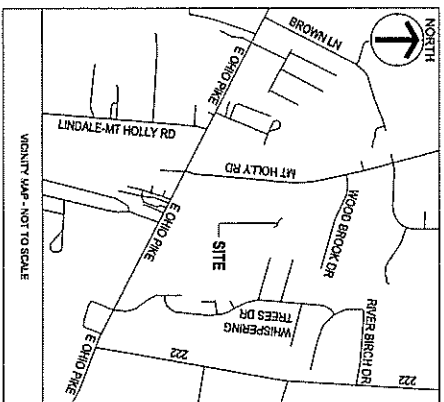
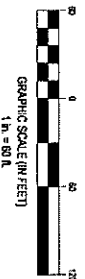
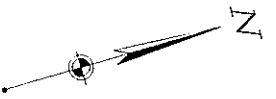
MT. HOLLY ROAD  
BATAVIA TOWNSHIP, OH 45102

| Revisions / Submissions | Date |
|-------------------------|------|
| 1D Description          |      |

|                 |           |
|-----------------|-----------|
| Project Number: | 768654-01 |
| Scale:          | AS SHOWN  |
| Drawn By:       | WSZ       |
| Checked By:     | JEE       |
| Date:           | JULY 2026 |
| Issue:          | PDP       |

Drawing Title:

TITLE SHEET



- LEGEND**
- SUBJECT BOUNDARY
  - EXISTING PROPERTY LINE
  - EXISTING R/W
  - EXISTING CENTERLINE
  - EXISTING FACE OF DRIVE
  - EXISTING BACK OF CURB
  - PROPOSED SIDEWALK
  - EXISTING STREET (TO REMAIN)
  - EXISTING WETLAND (TO REMAIN)
  - PROPOSED PROPERTY LINE
  - PROPOSED DRIVEWAY
  - PROPOSED DRIVE & LOTTER
  - PROPOSED OPEN SPACE
  - PROPOSED ACTIVE OPEN SPACE



**CESO**  
CIVIL ENGINEERING & SURVEYING  
1000 N. Main St.  
Batavia, OH 45103  
Phone: 513.333.3333 Fax: 513.333.3334

**DDC MANAGEMENT, LLC**

**BATAVIA TOWNSHIP, OHIO**

MT. HOLLY ROAD  
BATAVIA TOWNSHIP, OH 45102

**PRELIMINARY SITE PLAN**

Project Number: 768654-01  
Scale: AS SHOWN  
Drawn By: WSZ  
Checked By: JEE  
Date: JULY 2026  
Issue: PDP

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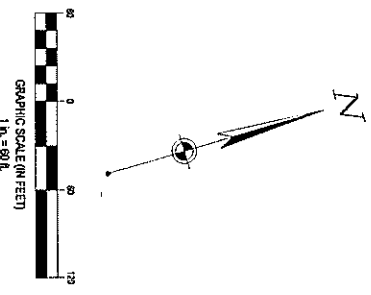
2



**LEGEND**

- EXISTING INDEX CONTOUR
- EXISTING INTERSECTANT DITCH
- SUBJECT BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING SAN
- EXISTING CONVEYANCE
- EXISTING TIE LINE
- EXISTING INTERSECTANT STREAM
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM STRUCTURES
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER STRUCTURES
- EXISTING CABLE BOX
- PROPOSED PAVE LINE
- PROPOSED DIRT DRIVEWAY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED ALLEYWAY
- PROPOSED BLANK
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED WATER MAIN MANHOLE
- SEWER

**NOTE**  
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**BATAVIA TOWNSHIP, OHIO**

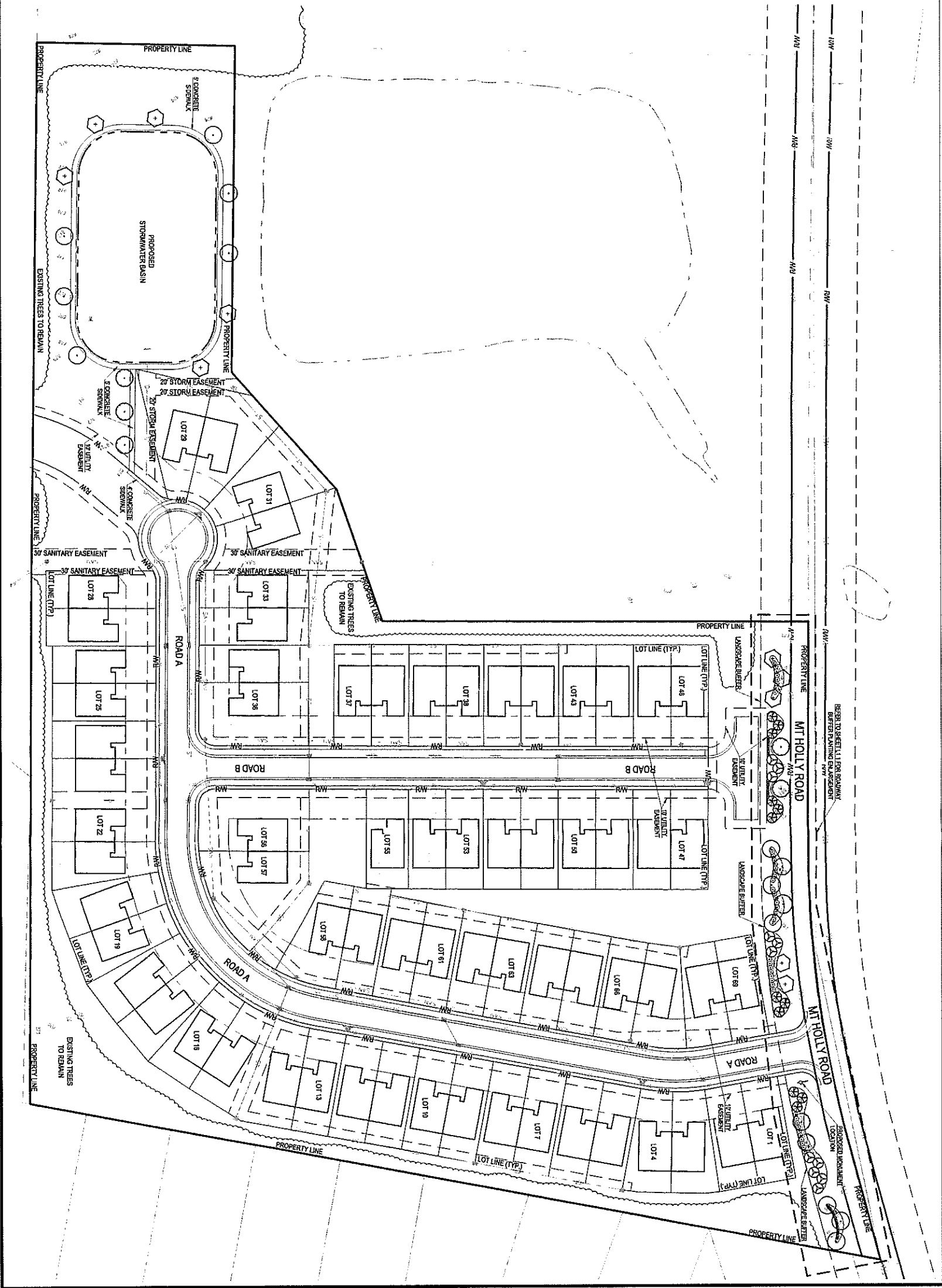
MT. HOLLY ROAD  
BATAVIA TOWNSHIP, OH 45102

| Revisions / Submissions | Date |
|-------------------------|------|
|                         |      |

Project Number: 768654-01  
Scale: AS SHOWN  
Drawn By: LDF  
Checked By: JEE  
Date: JULY 2026  
Issue: PDP

Drawing Title:  
**PRELIMINARY UTILITY PLAN**

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GENERAL LANDSCAPE NOTES

- CONTRACTOR IS REQUIRED TO PERFORM MINOR CLEANING AND GRUBBING SERVICES FOR SCORED AREAS PRIOR TO INSTALLING PLANT MATERIAL. THIS INCLUDES BUT IS NOT LIMITED TO REMOVAL OF WEEDS, TRASH, AND SCRUB LINE MATERIAL. IT IS POSSIBLE THIS MAY INCLUDE SOME FINE GRADING SERVICES TO ASSURE NO HOLES OR TRIPPING HAZARDS ARE PRESENT. CONTRACTOR SHOULD INCLUDE THIS IN BID PRICE.
- AREAS OF THE LAND MAY CONTAIN CATCH BASINS AND ASSESS DRAIN. CONTRACTOR SHALL USE BEST JUDGEMENT TO DINE GRADE AROUND CATCH BASINS AND OTHER APPURTENANCES TO MAINTAIN EROSION AND MAINTAIN AESTHETIC VALUE. CONTACT LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
- CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN SIZE AS INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE SPECIFIED ON THE PLAN SET. ALL SIZES AND QUALITY OF PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS AND NOTES FOR PLANTER INFORMATION.
- TREES LOCATED IN DRAINAGE WAYS TO BE FIELD ADJUSTED TO PLACE TREES OUTSIDE THE DRAINAGE WAY.
- CONTRACTOR WILL COORDINATE FLAGGING OF PROPERTY LINES, EASEMENT LINES, ETC. WITH OWNER'S REPRESENTATIVE TO INSTALL PLANTING AS PER PLANS. CONTRACTOR TO CONTACT OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF ANY LOCATIONS ARE UNCLAR OR APPEAR TO BE LOCATED ON PRIVATE LOTS OR IN EASEMENTS.

PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL / COMMON NAME | SIZE | MIN HT / SPR | SPACING |
|--------|-----|-------------------------|------|--------------|---------|
|--------|-----|-------------------------|------|--------------|---------|

TREES

|    |          |                            |          |           |
|----|----------|----------------------------|----------|-----------|
| 14 | 2 CAL    | AGER X FREEMAN JANSSTRONGS | 10-12 HT | AS SHOWN  |
| 7  | 2 CAL    | LINDENBORN TULIPFERA       | 10-12 HT | AS SHOWN  |
| 12 | 8 HT     | POCAHONTAS                 | 8 HT     | 12'-0" OC |
| 11 | 8 HT MIN | PIUS STROBUS               | 8 HT MIN | 12'-0" OC |
| 10 | 7 CAL    | QUERCUS SHUMARDII          | 10-12 HT | AS SHOWN  |

SHRUBS

|    |       |                                        |       |          |
|----|-------|----------------------------------------|-------|----------|
| 42 | 24 HT | CHAMAECYPARIS SPINOSA                  | 24 HT | 5'-0" OC |
| 27 | 18 HT | GOLDEN WOP THREADED EAF SAMARA CYPRESS | 18 HT | 3'-0" OC |

GROUND COVERS

|     |       |                                 |       |          |
|-----|-------|---------------------------------|-------|----------|
| 123 | 3 CAL | CALAMAGROSTIS X ALOPURIORA KARL | 3 CAL | 2'-0" OC |
| 13  | 1 CAL | LIRIOPE MACRANTHIS BIG BLUE     | 1 CAL | 1'-0" OC |

LEGEND

|                                    |                        |
|------------------------------------|------------------------|
| RIGHT OF WAY LINE                  | LOT LINE               |
| PROPERTY BOUNDARY LINE             | EASEMENT LINE          |
| SETBACK LINE                       | BUFFER LINE            |
| SIGHT TRIANGLE LINE                | EXISTING TREE CANOPY   |
| PROPOSED CONCRETE SIDEWALK OR DECK | STORM DRAIN            |
| WATER LINE                         | MAJOR EXISTING CONTOUR |



SCALE: 1"=60'-0"

L1.0

DDC MANAGEMENT, LLC

BATAVIA TOWNSHIP, OHIO

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# BATAVIA TOWNSHIP, OHIO

| Revisions / Submissions |                  |
|-------------------------|------------------|
| ID                      | Description Date |

|                 |           |
|-----------------|-----------|
| Project Number: | 768654-01 |
| Scale:          | AS SHOWN  |
| Drawn By:       | GMG       |
| Checked By:     | JAL       |
| Date:           | JULY 2026 |
| Issue:          | PDP       |

Drawing Title:  
**ROADWAY BUFFER  
PLANTING  
ENLARGEMENT**

11



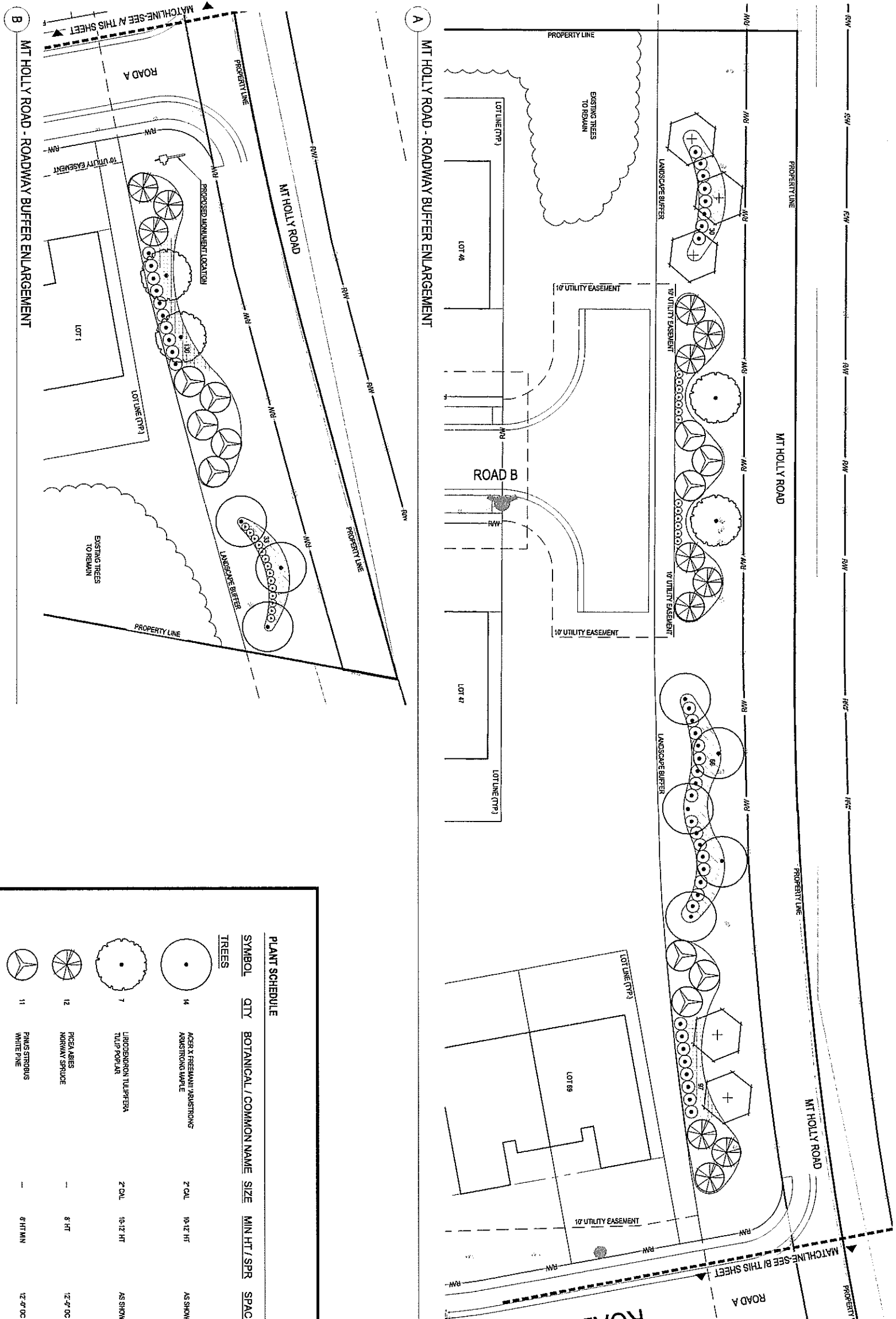
| PLANT SCHEDULE |            |                                |             |                     |                |
|----------------|------------|--------------------------------|-------------|---------------------|----------------|
| <u>SYMBOL</u>  | <u>QTY</u> | <u>BOTANICAL / COMMON NAME</u> | <u>SIZE</u> | <u>MIN HT / SPR</u> | <u>SPACING</u> |
| TREES          |            |                                |             |                     |                |

|                                                                                     |    |                                            |        |          |          |
|-------------------------------------------------------------------------------------|----|--------------------------------------------|--------|----------|----------|
|  | 14 | ACER X FREEMANT ARISTONS<br>ARISTONS MAPLE | Z' CAL | 10-12 FT | AS SHOWN |
|  | 7  | LIRIODENDRON TULIP TRE<br>TULIP POPULAR    | Z' CAL | 10-12 FT | AS SHOWN |
|  | 12 | PICEA ABIES<br>NORWAY SPRUCE               | ---    | 8 FT     | 12-2' OC |
|  | 11 | PRUNUS STROBUS<br>WHITE PINE               | ---    | 8 FT MIN | 12-2' OC |
|  | 10 | QUERCUS SHUMARDII<br>SHUMARD OAK           | Z' CAL | 10-12 FT | AS SHOWN |

|    |                                                                   |        |         |
|----|-------------------------------------------------------------------|--------|---------|
| 42 | CHAMPAGNE PISTON GOLDEN MOP<br>GOLDEN MOP THREE-LEAF SHAKA CYRESS | 24" HT | 5-4" OC |
| 27 | CORNUSS SERICE FARBOW<br>MAGNETIC FINE RED TWO DOWNWOOD           | 18" HT | 3-2" OC |

|                                                                                     |     |                                                                             |       |         |
|-------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------|-------|---------|
|  | 123 | CALYMAEOSTIS X. ACUTE 1994 KARL ROBERTER<br>KARL ROBERTER FANHER REED GRASS | 3 GAL | 2-5' OC |
|  | 227 | LIMPE MISCARU SIG BLUE BIG BLUE LANTANA                                     | 1 GAL | 1-3' OC |

THE NUMBER OF PLANTS IN THAT PARTICULAR AREA





## PARCEL MAP

B-01-26Z-CDD



### **PROPERTY INFORMATION**

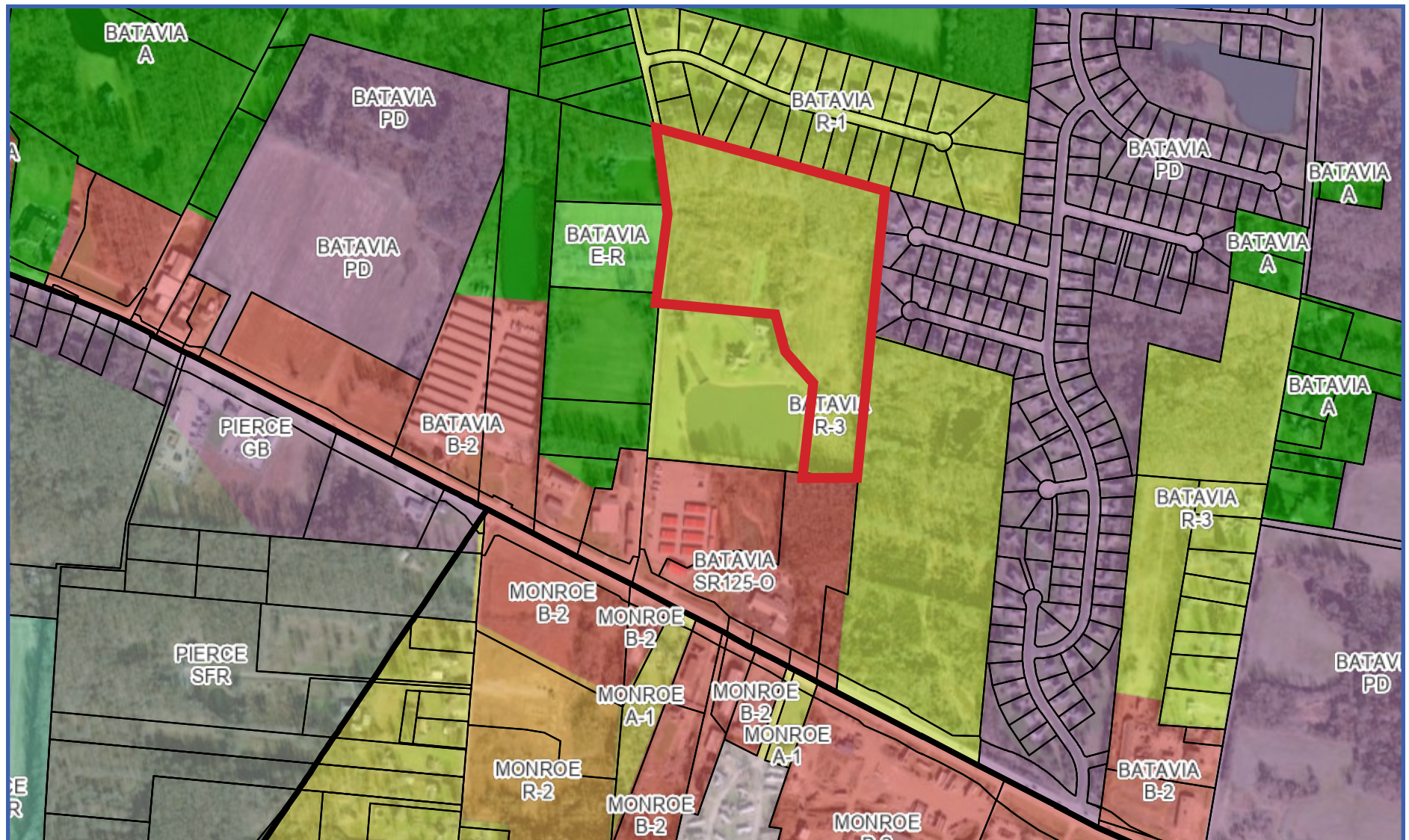
Parcel Numbers: 032019G024

Total Site Area: +/- 17.93 Acres



# ZONING MAP

**B-01-26Z-CDD**



## PROPERTY INFORMATION

Parcel Numbers: 032019G024

Total Site Area: +/- 17.93 Acres

